

Pleasant View HOA

MEETING MINUTES (March Board Meeting)

DATE	March 17, 2025
TIME	6:00 PM MT
LOCATION	Bailey's Coffee Shop
AUTHOR	Steve Schmidt

ATTENDEES	Claudia Hall (via phone) Ruth Hexter -Jean Graham -Shelly Hibbert Marissa McCrea Mary Pheifer (meeting leader) -Becca Bauer Jaden Smith Kent Anderson Steve Schmidt
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OBJECTIVE
Monthly Pleasant View HOA Board Meeting

DISCUSSION NOTES
<ol style="list-style-type: none">1. Call To Order 6:00 PM MT, Mary leading the meeting, Claudia via phone2. Committee Reports/Presentations<ol style="list-style-type: none">a. Grounds Committee (Claudia)<ul style="list-style-type: none">- An HOA resident that lives on Yorkshire Pl. mentioned that the HOA greenway has never been mowed. The HOA reviewed his property and agreed that it is the HOA's responsibility, but it's just been being missed (mowing and weed control). The HOA will mention this to Nature's Best lawn care so it can be maintained starting this spring.b. Finance Committee (Ruth)<ul style="list-style-type: none">- There were questions about the invoice for some electrical repair from the vendor over trip charges. Ruth will call the vendor about the additional trip charge on the bill. Update: Ruth talked with Pete's Electric, and they agreed to remove one of the trip ("bucket") charges.<ul style="list-style-type: none">- Ruth said that, per the advice of the HOA attorney, that past due HOA liens will be updated/filed annually instead of every 6 months.- Ruth received a new statement from QuickBooks for \$999 for the year vs. \$500 per the budgeted amount (based on previous annual charges).- Claudia requested an updated HOA membership list.c. Covenants Committee Report (Jaden)<ul style="list-style-type: none">- Nothing to report3. Public Comment Period -

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DISCUSSION NOTES

4. Neighborhood Watch (Mary)
 - Nothing to report

4. Consent Agenda
 - a. Minutes
 - Motion to Accept: 1st: Ruth, 2nd: Marissa; Motion Accepted.

 - b. Treasurers Report
 - Motion to Accept: 1st: Mary, 2nd: Jaden; Motion Accepted.

5. New Business
 - Mary reported that some solar-powered, red-flashing lights were just added to the intersection of Flynn and England to add awareness to the stop signs.
 - There is a damaged sign in the roundabout at Lexington and Connery Way. Claudia will report this to the City to fix/replace.

6. Old Business
 - Mary suggested mentioning in the HOA newsletter regarding options for improvements to the 5-Acre Park. Park plans and options could be displayed at the HOA picnic this year.
 - We are talking with other local HOA's (Ranch 44 and Hellgate Meadows) about what they are doing regarding solar lighting, including being part of a large purchase to take advantage of pricing.

Meeting Adjourned at 6:49 PM MT

Pleasant View HOA

PRIOR MEETING MINUTES (February Board Meeting)

DATE	February 17, 2025
TIME	6:00 PM MT
LOCATION	Bailey's Coffee Shop
AUTHOR	Steve Schmidt

ATTENDEES	Claudia Hall (via phone) Ruth Hexter Jean Graham Shelly Hibbert Marissa McCrea Mary Pheifer (meeting leader) Becca Bauer Jaden Smith Kent Anderson Steve Schmidt
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OBJECTIVE
Monthly Pleasant View HOA Board Meeting

DISCUSSION NOTES
<ol style="list-style-type: none">1. Call To Order 6:07 PM MT, Mary leading the meeting, Claudia via phone2. Committee Reports/Presentations<ol style="list-style-type: none">a. Grounds Committee (Claudia)<ul style="list-style-type: none">- Claudia sent three emails to the snow removal vendor to discuss the recent snow event. Claudia shared with the HOA Board a response from the vendor. Claudia asked any comments about the snow removal to be emailed to her. One of the issues is that the city plows come through and plows snow back up to the mailboxes and sidewalk ramps that have been recently cleared by the HOA.b. Finance Committee (Ruth)<ul style="list-style-type: none">- Ruth gave a liens update: HOA attorney's office updated four liens, and an additional lien was paid off. The decision to update the liens again will be discussed at the March HOA Board Meeting. The plan is to update the liens every six months.- There was questions about the invoice for some electrical repair from the vendor over trip charges. Ruth will call the vendor about the additional trip charge on the bill.c. Covenants Committee Report (Jaden)<ul style="list-style-type: none">- Nothing to report3. Public Comment Period<ul style="list-style-type: none">-4. Neighborhood Watch<ul style="list-style-type: none">-4. Consent Agenda

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DISCUSSION NOTES

- a. Minutes
 - Motion to Accept: 1st: Ruth, 2nd: Jaden; Motion Accepted.
- b. Treasurers Report
 - Motion to Accept: 1st: Mary, 2nd: Kent; Motion Accepted.
5. New Business
 - A solar light option that Hellgate Meadows is working on, we've been invited to show our interest in this option and get a price-break partnering with Hellgate Meadows.
 - For next month's HOA Board Meeting, We need to review the terms of the snow removal contract.
6. Old Business
 - Mary gave an update from the City meeting about improvements to the 5-Acre Park is on February 11th: it was proposed to "scale back" the plans and do the improvements in phases. The proposed cost of just a multi-use sport court was over \$200K. There is a fund dedicated to park improvements with \$15K in it, so a list of less expensive park improvements was offered.

Meeting Adjourned at 7:25 PM MT