

# Pleasant View HOA

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## MEETING MINUTES (June Board Meeting)

<b>DATE</b>	June 17, 2024
<b>TIME</b>	6:05 PM MT
<b>LOCATION</b>	Bailey's Coffee Shop
<b>AUTHOR</b>	Steve Schmidt

<b>ATTENDEES</b>	Claudia Hall Ruth Hexter Chris Reinhart Shelly Hibbert Marissa McCrea Mary Pheifer Becca Bauer <del>Jaden La Bare</del> Kent Anderson Steve Schmidt
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<b>OBJECTIVE</b>
Monthly Pleasant View HOA Board Meeting

<b>DISCUSSION NOTES</b>
<ol style="list-style-type: none"><li>1. Call To Order 6:05 PM MT</li><li>2. Committee Reports/Presentations<ol style="list-style-type: none"><li>a. Grounds Committee (Claudia)<ul style="list-style-type: none"><li>- Recommended a second treatment for aphids, since the infestation is a different aphid variety than the ones that were treated for in the spring. The HOA agreed to do one more application injection for the current variety of aphids in August, so they would be protected for next Spring (2025).</li><li>- Ken made a report on places to place the three trees that are budgeted to be planted. Two trees close to the picnic tables in Hexter Park, and one in the Camden park by the park bench.</li><li>- More damage reported to a sprinkler backflow, we have three cages budgeted to be installed this year to protect against.</li></ul></li><li>b. Finance Committee (Ruth)<ul style="list-style-type: none"><li>- Discussion on the P&amp;L statement that showed a negative balance was due to an accounting procedure to account for the reimbursement from TKA for grounds repairs. Will need more discussion on how to present this in the accounting books before we approve/accept the Financial Report for June.</li></ul></li><li>c. Covenants Committee Report</li></ol></li></ol>

# Pleasant View HOA

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## DISCUSSION NOTES

- Nothing to report

3. Public Comment Period

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4. Consent Agenda

a. Minutes

-Motion to Accept: 1<sup>st</sup>: Marissa, 2<sup>nd</sup>: Shelly; Motion Accepted.

b. Treasurers Report

-Motion to Accept: (suspended until accounting issue mentioned in the Financial Committee report).

5. New Business

- Ken Cowart addressed the HOA about solar lighting to replace the streetlights that are not working. He set up a test light in the neighborhood and gave a report on the results so far. He recommends buying one more, of the larger size than we've been testing, and test it for a period.

- Update from Kent and Mary on the meeting at Currents for the 5-acre park improvements. Recommendation is to get HOA member input on the current plan to prioritize implementing the different features of the current plan. The current plan can't be changed without another planning session, but the features in the current plan can be moved around and placed in different spot. Plus, there is a 28-acre park with many of the same amenities planned to be constructed in the new planned development across Flynn Lane.

6. Old Business

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Meeting Adjourned at 7:20 PM MT

# Pleasant View HOA

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## PRIOR MEETING MINUTES (May Board Meeting)

<b>DATE</b>	May 20, 2024
<b>TIME</b>	6:05 PM MT
<b>LOCATION</b>	Bailey's Coffee Shop
<b>AUTHOR</b>	Steve Schmidt

<b>ATTENDEES</b>	<p><del>-Claudia Hall</del> Ruth Hexter <del>-Chris Reinhart</del> Shelly Hibbert <del>-Marissa McCrea</del> Mary Pheifer (Meeting Leader) Becca Bauer Jaden La Bare Kent Anderson Steve Schmidt</p>
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<b>OBJECTIVE</b>
Monthly Pleasant View HOA Board Meeting

<b>DISCUSSION NOTES</b>
<ol style="list-style-type: none"><li>1. Call To Order 6:05 PM MT<ul style="list-style-type: none"><li>- Mary led the HOA meeting in Claudia's absence.</li></ul></li><li>2. Committee Reports/Presentations<ol style="list-style-type: none"><li>a. Grounds Committee (Claudia)<ul style="list-style-type: none"><li>- Claudia sent the bill to TAK (subcontractor to TDS) for landscaping and sidewalk repairs from the fiber cable installation.</li><li>- Nature's Best will start spraying HOA greenspaces today (5/20)</li></ul></li><li>b. Finance Committee (Ruth)<ul style="list-style-type: none"><li>- Sent out HOA dues delinquent notices and receiving payments.</li></ul></li><li>c. Covenants Committee Report (Jaden)<ul style="list-style-type: none"><li>- Tagging home for excessive weed and dandelion growth.</li><li>- Will be sending letters and using door hangers for homes with landscaping issues. Rental properties are having letters sent to the owner of the property.</li><li>- Will ask the City to see if we can treat the boulevard trees around the 5-acre park that are having aphid issues.</li><li>- Discuss where to place the three new trees budgeted: initial plan is to place in the park on the Southwest side of Mary Jane and Camden.</li></ul></li></ol></li></ol>

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## DISCUSSION NOTES

We will reach out to Nature's Best to get their recommendation of what type of trees to plant based on soil and water in the park.

3. Public Comment Period

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4. Consent Agenda

a. Minutes

-Motion to Accept: 1<sup>st</sup>: Ruth, 2<sup>nd</sup>: Kent; Motion Accepted.

b. Treasurers Report

-Motion to Accept: 1<sup>st</sup>: Mary, 2<sup>nd</sup>: Becca; Motion Accepted.

5. New Business

- It was reported that 103 homes participated in the annual HOA garage sale.

- Discussed opening new CD's with the funds that are left over each month when the HOA bills are all paid. We'll discuss more with Claudia and Marissa.

6. Old Business

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Meeting Adjourned at 6:55 PM MT