

## **The Cottages at Pleasant Valley Homeowners Association**

Minutes of Board Meeting held on Jan 9, 2025 at Joy Izatts home at 2:00 p.m.

In Attendance: Lesley Osiek, Joy Izatt, Lia Peterson, Kay James & Kay James & Manager: Kaitlyn Linford.

Absent: Ilene Stubbs

1. Nov Meeting Minutes were presented to Board Members. Meeting Minutes had been previously approved by the Board via email and posted to the Association website at [www.goldenspikerealty.com/cottagesatpleasantvalley](http://www.goldenspikerealty.com/cottagesatpleasantvalley)
2. Board Members: Mgmt reported that as stated previously via text message to Board Members, Ilene Stubbs has resigned from the Board due to personal reasons, effective immediately. Mgmt reported that the Board can fill the Board seat now by electing someone to temporarily step in as acting Board Member until the next Annual Meeting or the position can remain open and filled at time of the Meeting. The Board discussed and determined that the position should remain unfilled until time of Annual Meeting when an election can be had.
3. BOI Reporting: Mgmt reported that the requirement for reporting has gone back and forth from needing to be completed to not being required. Mgmt will continue to watch and file if necessary.
4. Financials: It was stated that as of Dec 31, 2024 the Account Balances were as follows; Checking Acct \$15,728.53, Money Market Reserve Acct \$236,701.14, 7 Month CD: \$21,114.83, 5 Month CD: \$39,126.67 and Savings Acct \$26.51. It was reported that 2024 Capital Assessment payments had been transferred from Checking to Savings by year and as such the balances were drastically changed. It was also reported that the 7 month CD will mature on 2/15/25. The Board stated that as the account matures the Board would like to be notified of the rates. If rates continue to be good the funds would be placed into another CD. The Account Register was reviewed and expenses were discussed. Mgmt reported that the Roofer had been paid for work thus far. Owner Balances were reviewed and noted that no Owners are past due and many are paying on their Capital Assessment already and some area ahead in regular HOA payments. The Profit & Loss Report was reviewed and stated that the HOA ended the year over budget on Capital Assessment from Owners paying ahead and also one Owner who had to catch up from the previous year. It was also noted that HOA fees were showing largely under budget, however this due to Owners paying ahead in previous years. Doing so offsets the Profit & Loss, especially if the Owner pays a year in advance in the prior year it is due. As shown on the Owner balance report, no Owner is behind on Dues or the Capital Assessment. The HOA is over budget in the following expenses: Insurance, Professional fees, Landscaping, Roofs & Gutters, Reserve Expense Transfer and State Business Renewal. All other expenses were on budget for the year. Noted that more funds were transferred for the Savings Reserve than budgeted and that no Savings Reserve were transferred for 2024s roof repairs. Instead funds were used from some of the Capital Assessment funds that have been prepaid. Because of this the HOA did end the year with a negative net positive. The only concern Mgmt has is with the landscaping and insurance expense that appear to be increasing. Mgmt stated if another increase is seen in 2025 it may mean a small increase to monthly dues. The Board asked how much of what is in checking are Capital Assessment funds paid in advance by Owners. Mgmt Reported that it is basically the full balance.
5. Maintenance: Mgmt reported that the roofer had completed the heat tape on the Units and noted that one Unit already had heat tape and just didn't have it turned on. The roofer spoke to the Owner so it should be on now for at least the winter months. Stucco will be beginning very soon as well and will go for as long as weather permits and then begin again when it warms up. Mgmt stated that they

normally like to check in on how snow removal is going but since there hasn't been much snow there isn't anything to currently report. Landscape Contract is up for renewal and Mgmt is working on estimates. The Board stated they would like to see improvements in the following areas: clean up after bush trimming, better bush trimming on sculpting the bushes, making sure the cuts were cleaner. Board President, Lesley stated that after hers and Mgmts meeting with the landscaper things did drastically improve and the other Board Members agreed and appreciated that. The Board mentioned that there are some trees this next year that need to be trimmed. Mgmt noted the trees. It was also reported by a Board Member that they have possibly seen voles, they will continue to watch and if there is any signs of voles on the property Mgmt will have a treatment done before it gets out of hand. Voles can badly damage landscaping and it typically takes 2 seasons to revive the areas.

6. Owner/Other Discussion: Owners have reported to Mgmt that their guests have reported a lot of bird droppings on their cars when parked in the visitor parking area. And that on some occasions it is so drastic that the Owner is embarrassed about it. Owners express that the matter is due to the amount of bird feeders being left in the Common Area trees and even Owners patio areas for the birds to feed. Owners have also expressed concerns of the feed damaging some lawn spaces as well. The Board asked options for trying to resolve the issue, especially since there are so many Owners with personal bird feeders or items in the Common Areas. Mgmt reviewed the current HOA rules and stated that technically no one is permitted to have items in the Common Areas and Limited Common Areas without Board approval. These areas would be anything past the patio space, including flower beds. The Community has permitted these items in these spaces so long as they are not in the way of landscapers and causing damage to sprinklers or exterior of Units. Owners have always appreciated being able to add a little individuality. Mgmt stated that the Pet/Animals Rules could be amended to ban bird feeders from the HOA. The process of amending Rules is to notify Owners of a Board Meeting that they are permitted to attend to discuss the matter, they must be given a minimum of 15 days for the meeting, once the meeting is held the Board would discuss and determine if any amendment be made and what the wording is to be. They should provide Owners a time to speak about the matter as well. Then if amendments are made they should be completed and sent to all Owners. Once sent out they go into effect 15 days after they have been sent. It was noted that if bird feeders were banned, it would mean all types of feeders and all Owners should follow this. It was also stated that Owners should be aware that there is no guarantee that taking away the bird feeders will eliminate the amount of birds in the area. Mgmt stated that while there have been some complaints, the amount of Owners complaining is minimal considering the number of Owners and as such it would be better to receive more input from Owners before determining if any Rule about animals needs to be amended. It was recommended that a survey be issued to everyone so that further information can be gathered. Once the information is gathered the Board can determine what Rules, if any need to be amended. The Board approved of the Survey. Mgmt will send with the next statement.

Meeting adjourned at 3:11pm, next meeting currently scheduled to take place on March 13, 2025 at 2pm at Lia Petersons home. Any change to the meeting schedule will be posted on the HOA website.

Minutes recorded by Kaitlyn Linfoord