

The Cottages at Pleasant Valley Homeowners Association

Minutes of Board Meeting held on March 13, 2025 at Lia Petersons home at 2:00 p.m.

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

Absent: Lesley Osiek

1. Jan 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
2. BOI Reporting: Mgmt reported that the requirement was back on and that they had filed for Cottages.
3. Financials: It was stated that as of Feb 28th the Account Balances were as follows; Checking Acct \$12,673.79, Money Market Reserve Acct \$254,957.05, 7 Month CD: \$21,275.95, 5 Month CD: \$39,418.77 and Savings Acct \$26.51. Owner Balance report was presented and reported that no one Owner is behind on Dues but that they had reached out to Mgmt. Their payment had been returned to them in the mail because of wrong address, the account will be caught up this month. The Account Register was reviewed and expenses were discussed. The Profit & Loss Report was reviewed and stated that the HOA was over budget in the following expenses: Insurance by a small amount, Roofs & Gutters, it was noted that the expense is not over for the years expense. The HOA is also over budget for the time in the Reserve Expense because Mgmt transferred a large portion of the Capital Assessment funds to the Money Market Acct since so many Owners had already paid. All other expenses are on budget or under budget at this time. The Board reviewed the Capital Assessment funds that have been received from Owners so far along with expenses that have so far been spent from funds for the current roof & flashing repairs.
4. Landscape Estimates: The board reviewed estimates from Wangsgaard Landscaping, the HOA current vendor. They also offered a discount to the contract if signed for a 2 year term. An estimate from Sevy Lawn & Landscape, The Board had concerns about this vendor, especially since others have complained about their workers and how they come through the neighborhood. Rubicon Landscaping who unfortunately came in too much over the budget. After review and discussion a motion was made to accept Wangsgaard Landscaping for a 2 year term. The motion was seconded and all were in favor. The Board also reviewed the updated contract for TurfPro for the season. The contract had small increases. The Board approved the contract for the season.
5. Maintenance: Mgmt reported that stucco was in the works. Weather will delay this portion but they will do what they can on days that are clear and warm enough. Landscape Lawn repairs will be needed, most are minor and just need some seeding to thicken areas up. Aeration, Spring Clean up and Fertilizer treatments will begin the end of March to beginning of April. Owners will need to be reminded to make sure that they clean up their flower beds and make sure that they are staying on top of cleanup of weeds and debris throughout the season
6. Owner/Other Discussion: Owners have reported the finding from the Bird Feeder & items hung in Common Area Trees. Those who submitted the surveys were split. The HOA needs more responses for the Board to make a better decision. Right now only 28% of Owners have responded. The Board discussed that wording of the survey was found to be confusing for some. Mgmt can reword this and also make it into an email that Owners simply respond to. This may help increase the votes received. Mgmt reviewed the CC&Rs and current Rules with the Board. Currently, Owners should not be placing anything in the Common Areas and leaving them unattended. Mgmt suggested that if the Board is to make changes to the Rules that they should make changes to better clarify in

the following categories: Article A-Architectural Control-Buildings & Patios, Article B-Common Areas, Article G-Pets. While the Board is able to call a meeting to discuss changes to Rules and then make said changes, it would be helpful to have more input from Owners. The Board agreed that more input would be beneficial and requested Mgmt send out a new survey with the updated wording and sending it via email for Owners to easily respond. Until this time the meeting for amending the Rules will be placed on hold.

Meeting adjourned at 3:20pm, next meeting currently scheduled to take place on May 15, 2025 at 2pm at Joy Izatts home. Any change to the meeting schedule will be posted on the HOA website.

Minutes recorded by Kaitlyn Linford