

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

Minutes of Board Meeting held March 2, 2023

held at Joy Izatt home, 2:00 p.m.

In Attendance: Lesley Osiek, Val Coles, Joy Izatt, Lia Peterson, Becky Sessions, & Steve Miller & PVHOA Manager: Kaitlyn Linford.

Absent: None

1. Nov Board 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. Financials: It was stated that as of Dec 31, 2022 the Account Balances were as follows; Checking Acct \$9122.26 Certificate Reserve Acct \$35,692.55, Money Market Reserve Acct \$106,402.37 and Savings Acct \$26.31. The 2022 Profit & Loss Report was reviewed and stated that there were a few Owners who were late on paying there Capital Assessment amount but that it did get paid, because of this the HOA was short transferring \$9103 to the Money Market Acct for the 2022 Capital Assessment payment. This amount will show over budget on the 2023 Profit & Loss Report. The HOA ended the year over budget in the following categories: Insurance, Professional Fees, Landscaping and Snow Removal. The HOA ended the year with a positive net balance for the year. It was stated that as of Feb 28, 2023 the Account Balances were as follows: Checking: \$19,205.34, Certificate Reserve Acct: \$35,768.94 and the Money Market Reserve Acct: \$116,838.08. It was reported that the Checking balance was high because many owners had already started to pay the years Capital Assessment amount. It was also reported that the \$9103 from the 2022 Capital Assessment was transferred to the Money Market Acct already. The Acct Register was reviewed and expenses discussed. The Owner balances were reviewed and discussed. It was stated that 4 Owners have already paid the 2023 Capital Assessment in full and 13 have begun making payments. The Profit & Loss was reviewed and showed that the rest of the 2022 Capital Assessment balance was transferred. The HOA is currently over budget by a small amount in the following categories: Insurance and professional fees. The Certificate Account is up for renewal and can be renewed for 13 months at an interest rate between 4-5%. The longer CDs have a small interest rate, because of this it would be in the best interest to renew for the shorter time period. The Board approved the renewal for 13months. Kaitlyn will carry out the decision.
3. Landscaping: Estimates were reviewed from Wangsgaard Landscaping and Sevy Lawn & Landscapes. The Board reviewed and discussed both estimates and voted to sign contract with Wangsgaard Landscaping. The Board would like to see improvements in the following: roadway gutter clean up, straight edging, pine cone clean up, and slowing down on the lawn trimming so that more precise. The Board also reviewed the estimate and approved to continue fertilize treatment with Turf Pro.
4. Maintenance: Kaitlyn reported that one owner needs to have their door trim painted. Owners have reported small cracks that also need to be filled in the stucco around units. The Board discussed the importance of Owners making sure to clean up there flower beds or to hire someone to do the flower bed maintenance if they are not capable. The Board and Kaitlyn will walk grounds to check on flower bed maintenance and other items in June.
5. Owner/Other Discussion: An Owner would like permission to have 2 bushes planted to replace the 3 that were torn out in 2022 due to disease and dying. The Board approved the request. The

Board will also determine other owners who may need new bushes planted from removal of other bushes at time of walk around. This will also be determined based on owners willing to help to water the bushes to make sure that they live. The Board discussed an issue with owners from outside the community walking their dogs in the community and not picking up dog mess, this is important to note as not all the dog mess being found is from owners within the community. It was also reported that there is a tabby cat that is wondering the community grounds but no one knows who it belongs to. Board Members will keep an eye out to try and determine who the cat belongs to.

Meeting adjourned at 3:24pm with the next meeting to take place on June 1<sup>st</sup> at 2pm at Joys home.

Minutes recorded by Kaitlyn Linford