

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

Minutes of Board Meeting held on May 21, 2025 at Joy Izatts home at 5:30 p.m.

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

Absent: None

1. March 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 April 30th the Account Balances were as follows; Checking Acct \$18,183.60, Money Market Reserve Acct \$257,814.15, 7 Month CD: \$21,465.47, 5 Month CD: \$39,725.44 and Savings Acct \$26.51. Owner Balance report was presented and reported that no Owners are behind on Dues. The Account Register was reviewed and expenses were discussed. Tax Payments were reviewed for both State & Federal. Owner Report on Capital Assessment payments was reviewed for the Board to see where Owners are at with making payments for the year. Expenses of the Capital Assessment for roof repairs were reviewed. The Profit & Loss Report was reviewed and stated that the HOA was over budget in the following expenses: Insurance by a small amount, Legal & Professional Fees for Taxes, and Roofs & Gutters. 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, this is offset by the Capital Assessment income. All other expenses are on budget or under budget at this time.
3. Maintenance: Mgmt reported that stucco repairs had some delays but Management had spoken to the vendor about the completion of work and time frame to do so. Door & Door Trim painting has started for the season and will go until temperatures are too hot and then will start again when they cool back down in the Fall. Water restrictions are in place with the Watering Company, they are specifically watching watering during no watering hours 10am-6pm. Water can only take place outside of this time frame. Owners need to be careful as they are shutting down Communities water if they see the issue taking place. Weber Basin is also doing work this Spring and shutting off water in the area, typically only on weekends. Mgmt has asked if they can be notified so that Owners are aware of this as well but has not seen a schedule yet. Time frame of how long this will happen is still not clear either but hoped to not be too much into Summer. The Board discussed that some Owners dryer vent covers are damaged and need replacement. Mgmt will make a note to look for these during inspections and add them to the maint list. The Board also discussed door trims and doors that need repair/painting and those that just need some touch up. The Board also discussed some bushes that are dying/dead and need to be removed at Units. The Board discussed homes that need to do flower bed clean up, Mgmt had already spoken to one about the matter and the Owner had stated that it would be completed in the next couple of weeks.
4. Owner/Other Discussion: Board & Mgmt reviewed the Bird Feeder & Decorative items in the Common Area survey. Results were received from 14 Owners. Mgmt advised the Board that more input would be better and that discussion at the Annual Meeting may be best for the Community. For the Board to make any rule changes they have to notify Owners of the meeting, doing so at the Annual Meeting would be good, the Board can present changes to the Rules that are being considered and give Owners a chance for more input on the matter. The Board presented the current Rules & Regulations. Article A is a section that goes over the architectural control and flower beds. A proposed rule was added to this section pertaining to Flower beds and needing to be kept maintained in a clean and weed free manner. Article B discusses the Common Area, verbiage was

added to this area pertaining to items being left in Common Areas that would limit Owners from leaving items in the Common Area, including the trees. Article G was reviewed pertaining to Pets and verbiage was discussed pertaining to leaving pet food out for regular pets &/or strays. The Board requested some changes to the possible verbiage and to do a final review at the next meeting prior to the Annual Meeting where the rule changes will be discussed. The Annual Meeting was discussed and stated that the 2<sup>nd</sup> week in September should be tried for. Mgmt will look at possible dates with the Library and notify the Board of the official date.

Next meeting currently scheduled to take place Aug 14<sup>th</sup> @ 2pm at Kay James home. Meeting adjourned at 7:16pm. Any change to the meeting schedule will be posted on the HOA website.

Minutes recorded by Kaitlyn Linford