

The Cottages at Pleasant Valley Homeowners Association

Minutes of Board Meeting held June 1, 2023

held at Joy Izatt home at 12:00 p.m.

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

Absent: Steven Miller

1. The Board and Kaitlyn walked the Property Grounds and discussed matters of concern in landscaping and maintenance items. It was found that the majority of Owners had properly maintained their flower beds with 2-3 Owners who needed to weed and add soil to flower beds. These Owners will be sent letters of maintenance that needs to be completed and will include a deadline of when maintenance should be done. After the deadline the flower beds will be inspected again and if maintenance is not completed the Owners will be issued violations.
2. March 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
3. Financials: It was stated that as of May 31, 2023 the Account Balances were as follows; Checking Acct \$28,416.68, Certificate Reserve Acct \$36,109.37, Money Market Reserve Acct \$119,243.00 and Savings Acct \$26.41. Owner Balances were reviewed and showed that 5 Owners had paid for this years Capital Assessment fee and that 13 Owners were making payments. The Account Register was reviewed and stated that the HOA paid for State and Federal Taxes, all other expenses were the regular monthly expenses. The Profit & Loss Report was reviewed and stated that the HOA is currently over budget on income from Owners who are paid ahead on dues. It was also stated that the HOA is currently over budget on the following expense categories: Insurance, Professional Fees, and Snow Removal. All other categories are on budget or under budget.
4. Annual Owners Meeting: The Board discussed the Agenda and possible meeting dates for this years Annual Owners Meeting. Kaitlyn will confirm meeting date with the Library and then inform the Board and Owners of the Annual Meeting. The Board reviewed the 2024 Budget and noted category expenses that needed to be increased and that no increased expenses affect the HOA monthly dues and as such no increase to monthly dues is being proposed. The Board voted and approved the 2024 Budget. The Budget will be presented to Owners at the meeting. There are two Board Members who are at the end of there Term, nominees will be needed to fill at least 1 of the Board seats to meet the required 5 Board seats.
5. Maintenance: Kaitlyn reported door trims that would be being painted this summer in the HOA. Kaitlyn also reported that she spoke to Jeff about the roof/stucco repairs and that they are coordinating of how to complete some of the repairs either this year or next. The Board discussed the landscaper and concerns or improvements that need to be made. The Board would like to know which weeks each month straight edging is being completed. Kaitlyn will look into this.
6. Owner/Other Discussion: An Owner wanted to know if window wells are Owners or the HOAs responsibility. The Board discussed and reviewed the CC&Rs and determined that window wells are an Owner responsibility and that if the Owner wants to paint there window wells they should be permitted to do so. Kaitlyn will notify the Owner. An Owner submitted a request to remove shrubs from a flower bed and rock the flower bed. The Board approved the request.

Meeting adjourned at 1:54pm with the next meeting to take place on Sept 7th at 2pm at Joys home.

Minutes recorded by Kaitlyn Linford