

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

Minutes of Board Meeting held July 8, 2024 at Lia Petersons home at 2:00 p.m.

In Attendance: Lesley Osiek, Joy Izatt, Lia Peterson, Becky Sessions, Ilene Stubbs & Manager: Kaitlyn Linford.

Absent: None

1. 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](http://www.goldenspikerealty.com/cottagesatpleasantvalley)
2. Financials: It was stated that as of June 30, 2024 the Account Balances were as follows; Checking Acct \$48,748.39, Money Market Reserve Acct \$170,096.88, 7 Month CD: \$20,484.46, 8 Month CD: \$38,021.17 and Savings Acct \$26.51. It was reported that the 7 Month CD was about to Mature. The Board voted that the balance should be placed back into a CD with the best rate. Lesley would go in and sign for the approval of the CD. Owner Balances were reviewed and noted of where Owners were at with paying this years fee for the Capital Assessment as well. It was also noted that 2 Owners have paid the full balance of \$14,000. The Account Register was reviewed and expenses were discussed. The Profit & Loss Report was reviewed and stated that the HOA was currently over budget in the following expenses: Insurance, Professional fees, Landscaping/Groundskeeping & Snow removal. All other expenses were on budget for the year.
3. Landscape: The Board discussed the recent bush trimming. Some Owners stated that bush trimming was done very well and others felt that they trimmed too much. When asked why the landscapers trimmed more they stated that they trimmed more of off bushes that had grown over curbing, were blocking sprinklers or had grown excessively tall. The Board discussed that they don't disagree with the trimming requirements that they trim if bushes are outside of curbing, covering a window or blocking a sprinkler but that perhaps if it is going to be done the Owners could be made aware and that it could be done in the Fall when bushes have some time to recover. Also suggested that the landscaper notify Kaitlyn if it is too difficult to contact the Owner ahead of time. Kaitlyn also reported an issue where an Owner wanted to be on the list to trim their own bushes but that Kaitlyn had never received message and by the time they realized, the landscaper had already trimmed multiple bushes. Kaitlyn discussed with the Board options to make sure that Owners are reaching out if they want to do their own bush trimming, this is also important when looking at estimates so that the contract doesn't include more homes then will actually receive service. This amount is worked into the monthly fee. The Board discussed that they did think edging was getting a little sloppy and that the vendor should slow down on their hover boards when doing the trimming so that it is a cleaner job.
4. Annual Owners Meeting: The Date for the meeting was discussed to be Sept 5<sup>th</sup> at 6pm if it could be booked with the Library, if other dates are needed Kaitlyn will reach out to the Board. The Board reviewed the Agenda for the meeting. Changes will be updated by Kaitlyn. The Board reviewed the 2025 Budget, at this time Management is not proposing an increase to the 2025 dues. She does think that if increase continue with insurance and vendors that an increase will be needed in 2026 or 2027 but hopes that pricing will calm down for a little while so that dues are not needing to be increased. The Board agreed that dues should remain at the current price in 2025 and continue to monitor and re-evaluate throughout the remained of the year and next year.
5. Maintenance: Kaitlyn presented estimates for roofing & stucco work needing to begin on at least 3 Units for the Fall and possibly into Spring of 2025. Estimates were reviewed from Rands Roofing

and Stuart Roofing with Stucco Connection doing the stucco work for Stuart Roofings work. It was noted that Rands Roofing does their own stucco work. Estimates were based on the same recommended work where the damaged sections would have the siding removed, flashing installed and siding redone with stucco finish. Both estimates were close in price with Stuart Roofing being slightly lower than Rands Roofing. The Board reviewed google reviews of both vendors. Both vendors could not begin work until early Fall. The Board voted all in favor to have Stuart Roofing complete the work. Kaitlyn will notify Stuart Roofing and get the work scheduled for completion. The Board reviewed the door trim and door paint color options. Board Members liked 1 of the options but felt one option should be slightly darker. Kaitlyn will have maintenance look for darker blends and paint the test area when temperatures are cooler. Once the Board finalize the options, Owners can inspect the options and notify Kaitlyn which color option they want when it is there turn to have painting completed. Many door trims were recently painted in the last 2-3 years but some are coming up on needing repair and paint and going forward the HOA will have these 3 paint options to choose from. The Board discussed with Kaitlyn a couple of sprinkler issues that needed to be looked at and one bush that had died at a Unit and needed to be removed. Kaitlyn will add those to the maint list to be completed.

6. Owner/Other Discussion: The Board discussed flower bed maintenance and reported Owners who had already discussed with a Board Member of when they would have flower bed weeding completed. The Board discussed that most Owners were having flower bed maintenance completed on a regular basis and that they looked nice but that there were a few who were not completing the maintenance and their flower beds had a fair amount of weeds. Kaitlyn will send letters to those who do not complete by the date given to Board Members.

Meeting adjourned at 3:34pm, next meeting currently scheduled to take place on Aug 22, 2024 at 2pm at Lesley Osieks home.

Minutes recorded by Kaitlyn Linford