

The Cottages at Pleasant Valley Homeowners Association

Minutes of Board Meeting held on Aug 14, 2025 at Joy Izatts home at 2:00 p.m.

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

Absent: None

1. May 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. Financials: It was stated that as of July 31st the Account Balances were as follows; Checking Acct \$39,342.53, Money Market Reserve Acct \$262,112.22, 7 Month CD: \$21,739.31, 5 Month CD: \$40,171.66 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. Owner Report on Capital Assessment payments was reviewed for the Board to see where Owners are at with making payments for the year. 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, Landscaping, and Reserve Transfers, which is offset by Capital Assessment income. All other expenses are on budget or under budget at this time.
 3. Annual Owners Meeting: The Board reviewed the Agenda and requested changes to be made. The Reserve Study was reviewed and noted that the HOA will be updating the Reserve Study in 2026 as well. 2026 Budgets were presented to the Board with dues at \$200, \$215 & \$220/month. The Board reviewed all budgets and proposed that an increase take place in 2026 for expenses. The Board voted that Owners vote on \$215 or \$220. Proposed changes to the Rules & Regulations were presented and approved by the Board. Changes will be presented at the Annual Owners Meeting and then go into effect.
 4. Maintenance: Mgmt reported that stucco repairs are coming along nicely. One Unit is completed and one is in progress. Door & Door trim painting will begin again in the coming month as temps cool down. Owners Flower bed maint was discussed. The Board reported 3 Owners who need to do flower bed clean up and requested that Mgmt send letters to the Owners. The Board also discussed one of the common area flower beds that needs to be cleaned up as well. Mgmt will schedule to have this work completed. It was discussed that one Unit whose bushes have become over grown. The bushes are cared for by the Owner and were reported as growing over the cement curbing and above windows. Trimming needs to be completed by the Owner or hired to the landscaper if the Owner is not able to complete. Mgmt will send a letter to the Owner about the issue. Tree trimming was reported as being needed for trees around the following Units: 5589, 5593, 231, & 154. The tree trimming is not urgent but should be completed sometime within the next year so that the trees do not cause roof or unit damage. The Board discussed issues with lawns in a few locations that appear to have some sort of disease and may need additional treatments to help. Mgmt will coordinate with the landscaper to look into these matters.
 5. Owner/Other Discussion: None
- Next meeting currently scheduled to take place Nov 6th @ 2pm at Joy Izatts home. The Annual Owners Meeting is scheduled for Sept 18th at 6pm. Meeting adjourned at 3:44pm. Any change to the meeting schedule will be posted on the HOA website.
- Minutes recorded by Kaitlyn Linford