

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

Minutes of Board Meeting held Aug 22, 2024 at Lesley Osieks home at 2:00 p.m.

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

Absent: None

1. July 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.goldenspike Realty.com/cottagesatpleasantvalley](http://www.goldenspike Realty.com/cottagesatpleasantvalley)
2. Financials: It was stated that as of July 31, 2024 the Account Balances were as follows; Checking Acct \$55,729.66, Money Market Reserve Acct \$171,714.35, 7 Month CD: \$20,662.27, 8 Month CD: \$38,347.84 and Savings Acct \$26.51. It was reported that the 7 Month CD and as per the Board previous direction was placed back into a CD for 7 months. The Account Register was reviewed and expenses were discussed. Owner Balances were reviewed and noted that no Owners are past due. It was also discussed where Owners were at with paying this year's fee for the Capital Assessment as well. The Profit & Loss Report was reviewed and stated that the HOA was currently over budget in the following expenses: Insurance, Professional fees, & Snow removal. All other expenses were on budget for the year.
3. Annual Owners Meeting: The Board reviewed documents to be presented at this year's Annual Owners Meeting. Board Nominees were discussed and Owners names were discussed for possible further nominees. Kaitlyn will reach out to Owners to see if they are interested in running. Changes were requested to be made to Agenda and one correction to the Budget is to be corrected. Kaitlyn will make changes for the Meeting.
4. Maintenance: Kaitlyn reported that Roof & Stucco repairs are on the schedule and that the vendor is hoping to begin sometime in September. Kaitlyn will notify Owners when work will begin. The Board reviewed the door & door trim paint color options and chose the new color options for Owners to choose from. Owners will be notified of the color options at the meeting that they can choose from when it comes time for door painting.
5. Owner/Other Discussion: The Board discussed flower bed clean up that is needed at a couple of homes and updates as to when they are scheduled to be cleaned up. Owners have reported issues with dogs off the leash in the Community. Owners have stated that some are not following this rule and that others from outside the Community walk around the horseshoe portion of the Community. It appears that it is the turn around point from many in the surrounding Community. It was discussed that while the Community has Private Property signs they don't seem to keep people out of the Community. It is not a major concern when those with dogs are having them on leash and picking up after them but there are some that are not following this. Owners will be reminded of this in the Annual Meeting as well. It was reported that the HOA has had sightings of Cooper Hawks. Board Members reported that they have been around every year around this time. Owners should make sure that they are cautious with their pets while they are around. The Board discussed some seeing/hearing mice in Units. The Board discussed if it would be beneficial to place pest boxes along at least the East fence line to reduce the issue. This will be discussed at the Annual Meeting to determine how many Owners are having an issue with mice. Board Members also discussed that Owners need to do well at not leaving out pet food or clutter/trash as these things also attract mice and other critters. The Board discussed that a vendor that does not work for the HOA has been driving their vehicles & trailers through the HOAs roadway as a turn around point, they requested

that the vendor stop doing this, especially since they appear to be speeding as they do so. Owners are nervous that someone will get hurt. Kaitlyn will contact the vendor and discuss the matter.

Meeting adjourned at 3:42pm, next meeting currently scheduled to take place on Sept 5, 2024 at 6pm at the Library for the Annual Owners Meeting.

Minutes recorded by Kaitlyn Linford