

The Cottages at Pleasant Valley Homeowners Association

Minutes of Board Meeting held Sept 7, 2023

held at Joy Izatt home at 2:00 p.m.

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

Absent: Steven Miller

1. June 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
2. Financials: It was stated that as of Aug 31, 2023 the Account Balances were as follows; Checking Acct \$59,411.65, this account is high due to the Capital Assessment funds for the year, which will be transferred before year end, Certificate Reserve Acct \$36,678.54, Money Market Reserve Acct \$122,250.32 and Savings Acct \$26.41. Owner Balances were reviewed and showed that 11 Owners had paid for this years Capital Assessment fee. It was stated that 2 Owners are behind due to incorrect monthly payments amounts. Kaitlyn will call the Owners to see about correcting the error. The Account Register was reviewed and expenses were discussed. 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, Landscaping, and Snow Removal. All other categories are on budget or under budget.
3. Annual Owners Meeting: The Board reviewed the meeting documents. Changes will be made as per discussed in the Board meeting. The Board also reviewed the Rules & Regulations and maintenance list as well, both will be provided to Owners at the Meeting.
4. Maintenance: The Board discussed the repaired as recommended repairs that will be needed for Stucco, Flashing & Intrusion Mediation. This information will be passed along to the vendors who will be providing estimates for required repairs on required units, which is scheduled to begin taking place in 2024. The Board reviewed tree trimming/removal estimates at units 248, 5589, 5596, 231 & 204. Estimates were reviewed from Nyes Trees and Elise Tree Service as well. The HOA has used Nyes Trees in years past and really liked them however, Elise Trees came recommended to give a try were nearly \$1000 difference in price. The Board voted to give Elise Trees a try and see how things go and if they should continue to be used for possible future needs. Kaitlyn discussed the findings with Weber Basin Water. A Representative met with Kaitlyn and checked and tested the meters. The Meters were running correctly and stopped running when sprinklers turned off. No leaks were found. One meter however, was showing to use a significant amount of water more than the other meter. The Rep is wondering if there are just more rotary heads vs pop up heads on the meter running higher numbers. If there are then it would make sense that it would be running for a longer amount of time. The Rep and Kaitlyn changed the times of one of the timers on the meter to see if it makes a difference so that it can be determined why it is such a higher amount of run times. Kaitlyn notified the landscaper of the change and which timer box it is on as well. Board Members reported that they know of a few Homeowners who are also watering using a hose and sprinkler head, often times during the day when watering should not take place. It was discussed that this should be discussed at the Annual Meeting as well to remind Owners the importance of watering times and not over watering as well so that the HOA does not inquire added expenses from Weber Basin Water.

5. Owner/Other Discussion: Connex would like the HOAs permission to run there Fiber lines through the HOA. These lines have already been run along 5600 where the City has rights. The Board discussed when Comcast came through to install lines and the like and dislike from the experience. It was also discussed that the HOA already has many vendors with their internet lines and should another one be added or are there enough already? The Board felt that Owners input is needed for this and to discuss at the Annual Meeting before a final decision is made. An Owner presented concerns to Kaitlyn that they would like shared. The Owner wished to stay anonymous and because of this their name was not shared. The Owner is concerned about the amount of wild animals that are entering the HOA, specifically due to the feeders that Owners have placed on trees and other common areas. Kaitlyn reported that she walked the grounds and found bird feeders in almost every part of the HOA. The Board stated that many Owners over the years have placed out bird feeders because they enjoy them but no complaints had been previously known about them. Kaitlyn reported that there is concern about the feeding being dropped on the lawn and how its affecting those lawn areas, birds on roofs, solar panels, decks and patio furniture. It was also stated that with the food left out it also brings in deer and other times the food is left not eaten and rots. The Owner discussed how this can be unsafe for the wild life as well, as they are not used to eating all types of foods. The Board discussed that feeders should be well taken care of and that Owners should be making sure they are cleaning up feeders and not leaving food out. The Board also discussed that the field to the East side adds the number of wild life the HOA encounters and that is why it's important for Owners to make sure that they are cleaning up feeders and not leaving out food as well. The Board discussed the request of an Owner needing a variance for dog weight limit. The Board understands the special and unique circumstances of the Owner and because it is a special circumstance voted in favor to grant the Owner permission for the dog that is over the weight limit but noted that future animals should be the approved weight limit.

Meeting adjourned at 4:08pm with the next meeting is the Annual Owners Meeting on Sept 21st at 6:30pm at Library.

Minutes recorded by Kaitlyn Linford