

The Cottages at Pleasant Valley Homeowners Association

Minutes of Board Meeting held Monday, October 12, 2017

at Joy Izatt's home, 4:00 p.m.

Present: Joy Izatt, Kaitlyn Linford, Karen Miller, Lesley Osiek, Cheryl Wheelwright.

Absent: Norrine Gardiner.

1. The following Board positions were agreed upon and appointed by those present: President, Joy Izatt; Vice President, Lesley Osiek; Financial Consultant, Cheryl Wheelwright; Secretary, Karen Miller. Joy moved that Bruce Haslam, who has moved from the Cottages, be removed from our bank account, and that Cheryl Wheelwright and Lesley Osiek be added. Lesley seconded the motion, and it was unanimously approved. The PVHOA bank account will now list Joy, Lesley, Cheryl, and Kaitlyn.
2. As suggested by Joy, all present agreed that Board meetings will continue to be held bi-monthly, unless there is a need to meet more often.
3. Minutes for the September meetings were not available, and will be reviewed for approval at the next meeting.
4. Kaitlyn reviewed the financial statements for September. She noted that the homeowners had voted to increase the monthly dues to \$175. This change will take effect January 1, 2018. It was agreed to move some of the money in the savings account and some from the money market account to a CD, with the expectation of earning higher interest. Kaitlyn reported that, at this time, all homeowners' dues are current.
5. Kaitlyn reported that yard clean-up is going well. Board members expressed satisfaction with the trimming and landscaping work recently done.
6. With regard to the update to the PVHOA's Rules and Regulations, 3 homeowners expressed concern about the dog weight limit previously agreed upon. Only one written request to change the limit has been received. Kaitlyn will check with Phyllis to see how long her daughter and the dog will be living there.
7. Kaitlyn reported on the details of the concrete bid after hearing back from Anderson. After discussion, it was determined that a decision on this will be put off until spring since it couldn't be scheduled at this time. Kaitlyn will contact the homeowners involved to make them aware of the situation.
8. As requested by homeowners, a list of approved shrubs has been prepared. Board members were asked to review the list and let Kaitlyn know what needs to be added or removed. The updated, finalized list will then be sent out to homeowners.
9. The Board has discussed previously the possibility of installing private property signs in

the Cottages area. No action has yet been taken as we are awaiting a return call from the City.

10. The following property inspection items were noted: grub treatment and disease treatment, crabgrass, door frames, stucco/plaster. These maintenance actions will be scheduled for spring. New bids will be taken in February for lawn care, pruning, and weeding. We will try to get a landscaper who will also weed.
11. Requests from homeowners discussed: Kenny Taylor would like a bush removed that has grown too large for the space. She will replant the new bush. Concrete cracks need to be filled and sealed (#227 and 232). Lucy Daines is concerned about replacing the entire sprinkler system, and suggests that only those needing to be replaced be done. This is what is planned.
12. Maintenance plans: Gutter clean out will take place the first part of November; broken ground drain (and plugged drains) will be worked on. Lesley requested that we get prices on installing and/or repairing heat tape, which Kaitlyn agreed to do.
13. Next meeting will be the first Thursday in December (12/7), 4:00 p.m. at Joy's home.

Meeting adjourned at 6:05 p.m. Minutes recorded by Karen Miller.