

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

Minutes of Board Meeting held Thursday, October 18, 2018

at Joy Izatt's home, 2:00 p.m.

Present: Board members: Norrine Gardiner, Joy Izatt, Karen Miller, Lesley Osiek, and PVHOA Manager Kaitlyn Linford.

Excused: Lia Peterson

1. Minutes for the August 2018 board meeting have been emailed to board members. All were asked to review them and let Kaitlyn know if corrections need to be made before posting them online for all homeowners.

Minutes for the annual owners meeting held September 24 2018 were distributed and approved by those present.

2. A new and updated homeowners directory has been prepared and will be sent out to all members.
3. Kaitlyn reported that a response to the Wheelwright fence request has been emailed to her representative and a copy of that response was also hand-delivered to the owner and signed for on October 3. There has been no reply as of today (October 18).
4. Financial details for August and September were reviewed by Kaitlyn. At this point we are over budget on maintenance and repairs, but we were under budget last year and all the current projects were previously approved.
  - a) An investigation has found that the Carter's water problem was caused by a broken window, and this is the owner's responsibility.
  - b) The insurance claims for the Ivie and Youngblood units were discussed. Kaitlyn noted that new laws expected for next year will require homeowners to have a \$20,000-\$25,000 deductible. We are trying to keep the PVHOA's insurance claims at a minimum so rates stay lower and the Association doesn't get dropped by our insurance company.
  - c) Kaitlyn reported that the work on the concrete patio and steps on North's unit has been completed, and the owners are happy with the result.
  - d) Stucco and foundation repairs are coming up as well as gutter clean out. The tall trees won't be done until the leaves have fallen.
5. There has been only one owner cited for a violation (for a dog off-leash).

6. Board positions were discussed in light of changes created by the election in September. Joy will continue to serve as president, Lesley will remain as vice-president, Karen is secretary, and Norrine and Lia were appointed members-at-large.
7. Overnight parking and daytime parking within the PVHOA was discussed. Kaitlyn has prepared a copy of the Rules and Regulations listing items A through K with the pertinent parking information highlighted in red, which will be sent out to all homeowners. A warning will be sent to Eccles concerning the oil leak on the street.
8. With regard to trimming, the Buckway unit has spider webs covering the bushes and shrubs, so their trimming couldn't be done when all the other units were trimmed.
9. There was some concern expressed about homeowners not taking care of plants they have planted which are not the Association's responsibility.
10. Kaitlyn informed the Board that the crabgrass treatments seem to be working. Turf-Pro will give us a bid in the spring, and she will also get landscaping bids from some other companies.
11. Looking ahead to winter, snow removal concerns and places to push snow were discussed. The area available for this is the extra space by the Holmes, Estes, and Youngblood units as well as the visitor parking area.
12. Members need to be reminded that the CC&Rs prohibit political signs in any of the yards.
13. Additional maintenance items discussed:
  - a) Joy requested scheduling power washing of the fences.
  - b) Box elder bugs are a problem. Kaitlyn agreed to have them sprayed.
  - c) Mow strips - the actual boundary lines and easements need to be checked before putting the strips in so they are placed correctly.
14. The annual PVHOA Christmas party is scheduled for Monday, December 10, 6:00 p.m. at the Union Grill on 24<sup>th</sup> Street.
15. The next meeting will be held on December 13, 2018 at 2:00 p.m.

Meeting adjourned at 3:40 p.m.

Minutes recorded by Karen Miller.