

The Cottages at Pleasant Valley Homeowners Association

Minutes of Board Meeting held Thursday, December 14, 2017

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

Present: Board members: Norrine Gardiner, Joy Izatt, Kaitlyn Linford, Karen Miller, Cheryl Wheelwright.
Visitors: Tamara Buckway, Dani Nelson.
Excused: Lesley Osiek.

1. Minutes of September and October meetings: Copies of the minutes for the Board meetings as well as for the September owners' meeting were provided for each Board member present. All were asked to review and communicate any needed changes to Kaitlyn within 2 or 3 days so the corrected minutes can be posted on line.
2. Board member duties were reviewed.
3. Homeowner Tamara Buckway expressed concerns with the way the visitor parking is used/not used within the Association. She suggested that visitor parking needs to be clearly marked as such, and that it be available for residents to use when no visitors are using it. Since this is addressed in the by-laws, any proposed changes need to be voted upon by the homeowners. The Board agreed to schedule a meeting for a vote on resident use of visitor parking during the night. The vote would give the option to approve or deny this change and, if approved, to institute a monthly charge per car for such use.
4. Kaitlyn reviewed the financial statements for October and November. She reminded everyone that the monthly dues increase (to \$175) takes effect January 1, 2018. At this time no homeowner is behind on dues. Two violation notices have been sent out this month. In response to Phyllis MacDonald's written request, a waiver has been granted for her daughter's dog.
5. The Board discussed the problem of where to put the snow when it is plowed this winter. At this point the best option is to use the visitor parking area because the cost of hauling it away is prohibitive.
6. The fertilizing proposal from Tru-Green will amount to ~\$99/home. We will expect them to address the pervasive crabgrass problem as well.
7. Kaitlyn reported that approval has been received from the City to post no trespassing and/or private property signs within our development area. Several sign options were considered, and all agreed on a 4' high, 5' wide sign to be buried 1' deep. She will try to get this completed right away.
8. The recent property inspection reviewed lawn problems at the Marriott home and the Estes

home. The sprinklers need to be repaired on the Estes property before the lawn can be reseeded or replaced. They have requested removal of the violation they received because the inspection showed sprinkler problems are the likely cause.

9. The Estes' request to install a fence was discussed and voted upon. Of those present, 4 voted against approval and 1 voted in favor, so this request was denied.
10. Some homeowners have requested that ice-melt buckets be provided for the winter. Because of the potential damage to the cement, it was agreed that this should be done only for the north-facing homes where ice can remain throughout the winter and cause the most problems. The snow removal company will be informed of this decision. Anyone else who wants to use ice melt will be required to provide it themselves.
13. Next meeting will be February 8, 2018, 4:00 p.m. at Joy's home.

Meeting adjourned at 5:25 p.m. Minutes recorded by Karen Miller.