

THE COTTAGES AT PLEASANT VALLEY  
Minutes of Homeowners Board Meeting  
held Friday, December 14, 2018 at Joy Izatt's home

Meeting commenced at 1:00 o'clock p.m. Present:: Joy Izatt, Lesley Osiek, Lia Peterson, Norrine Gardiner, Karen Miller, board members, and Kaitlyn Linford, of Golden Spike PVHOA Management. Residents attending for some portion of the meeting: Shirlee Larsen, Cheryl Wheelwright, Tamra Buckway and Dani Nelson, Phyllis Macdonald.

The Board discussed the problem of snow and ice on driveways of the north-facing units, especially 227 and 231 (Buckway and Macdonald residences). It was agreed that the maintenance crew will be instructed to clear those driveways promptly, and apply concrete-safe snow-melt as appropriate, rather than waiting for a 2-inch accumulation.

A letter dated November 5, 2018, was sent to the Board, signed by residents of 6 of the units, expressing concern that there is often a too strict interpretation and enforcement of the rules and regulations, in particular with regard to vehicle parking, signs or posters, and pets. It was noted by the Board that none of its members are patrolling or looking for violations, and when complaints are reported to the management company, it must follow up on them. We all agree that we do not want a "police state" mentality or perception. The Board does not have authority to grant any permission in violation of the CC&Rs.

A request has been submitted by Cheryl Wheelwright for permission to have an enclosure for her garbage cans added to the outside wall of her garage. The Board will consider the plans suggested, and make a decision after further study. It was agreed that any such enclosure, if approved, must not extend beyond the curbed area.

Cheryl Wheelwright read a letter for the Board's consideration, regarding her position concerning her dog enclosure (fence) which the Board has ruled must be removed. She has a bid for an electronic fence. The Board members indicated they would give favorable consideration to a detailed plan or proposal for an electronic fence.

Tamra Buckway and Dani Nelson have requested removal of the rose bush in front of their bay window, to be replaced with an approved bush that our maintenance contract will cover for trimming.

After discussion, the Board members unanimously approved removal of the rose bush, and replacing it with a 'burning bush' or two, as deemed appropriate. Tami and Dani agreed to this choice. The timing for this work will depend on weather and ground conditions.

Kaitlyn reported that authorized stucco repairs are partially completed and will be finished as weather permits. The bush and tree trimming done in October looks very nice. The financial reports are current and no delinquencies are reported.

It is recommended that all homeowners consult with the insurance providers for their individual policies to be sure they are covered for the deductible on any claims covered by the association's umbrella policy. The current deductible is \$5000.00, and it is being considered to increase it to \$20,000, which would save significantly on the association's premiums, with a comparatively minor increase in the premiums for the homeowners' coverage. Pending state legislation under consideration may mandate this change. If and when a decision is made, homeowners will be notified.

Next Board meeting is scheduled for Thursday, February 14, 2019 at 2:00 p.m. at Joy Izatt's home.

Meeting adjourned at 3:30 p.m. Minutes recorded by Norrine Gardiner.