

The Cottages at Pleasant Valley Homeowners Association

Minutes of Board Meeting held Thursday, February 8, 2018

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

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

1. Minutes for the December 2017 board meeting were provided to all present. Any changes or corrections should be submitted to Kaitlyn so she can post a final copy online.
2. Kaitlyn reviewed the current financial situation for PVHOA. She noted that we ended the year at +\$5,000. No homeowners are behind on dues at the present time. She reported her findings on interest rates for CDs and money market accounts at Bank of Utah, America First Credit Union, Wasatch Peaks Credit Union, Goldenwest Credit Union, and Wells Fargo Bank. After considering this information, Lesley moved that \$31,600.22 be moved from our primary savings account into a money market account at Goldenwest Credit Union with the goal of increasing our interest income. Norrine seconded the motion, which was unanimously approved.
3. Lesley stated that she is very concerned with the many dog messes she has picked up while walking her dog around our property (up to 16 at one time!). She did note, however, that this has improved somewhat since the Private Property/No Trespassing sign was installed. Several suggestions for solving this problem were discussed, including assessing fines, DNA testing to determine what dogs are responsible, and sending a reminder letter to homeowners. Lesley made the motion that a letter be sent to all homeowners reminding them of their responsibility to pick up after their dogs, and also include a reminder to pick up garbage, cigarette butts, clean up oil stains, keep pets on a leash, be aware of liability for dogs not on a leash, and proper storing of garbage/recycle cans. The motion was seconded by Karen, and passed unanimously. Kaitlyn suggested putting these reminders in the March newsletter so everyone gets the same information at the same time. Homeowners will be given until April 30 to take care of these problems. There will be a walk-around on May 1. Any unit that the Board and Management determine still needs to be cleaned up after the April 30 deadline will receive a violation notice and a \$300 fine.
4. An owner has submitted a request to put up a small fence behind their unit. Details of this request in relation to the Rules and Regulations were discussed. Joy moved that the request be denied on the basis that, according to the CC&Rs, all ground is common ground and all residents should have access to it. Norrine seconded the motion, and it was unanimously approved by all present.
5. Kaitlyn reported on the status of the current vote on visitor parking. As of this date, 12 votes have been received.

6. Kaitlyn informed the Board that HOAs need to be registered with the State of Utah. The PVHOA is not registered as required by the State, and she will take care of doing this. It will cost \$37. Some members were of the opinion that we were already registered. Kaitlyn will check with the attorney to verify this, and will register us if it needs to be done.
7. Maintenance plans going forward: a) Bids for mowing, trimming, landscaping, and weeding will be coming in soon. b) Concrete bids, including the patio separation at 226 E. This has been treated before, and we need to find a permanent fix. c) Paint and trim on doors. d) Fire hydrant (city responsibility). e) Plaster and stucco repairs. f) Sprinkler shut-off during rain storms. We need one or two volunteers to do this. If no one volunteers, we will have to pay Maintenance to do it. g) Pest control.
8. Next meeting will be April 12 at 4:00 p.m. at Joy's home.

Meeting adjourned at 5:30 p.m. Minutes recorded by Karen Miller.