

The Cottages at Pleasant Valley Homeowners Association

Minutes of Board Meeting held Wednesday, March 15, 2017

at Bruce Haslam's home, 4:00 p.m.

Present: Board members Joy Izatt, Bruce Haslam, Karen Miller, Lesley Osiek, and Cheryl Wheelwright, and invited guest Kaitlyn Linford.

1. Kaitlyn Linford, representing Golden Spike Realty, presented an overview of the services offered by Golden Spike Realty HOA Management Division. She stated that Chad Hill, owner and president of GSR, is a lawyer. She also noted that Golden Spike Realty has been in business for 40 years, and has managed HOAs for 4 years. One of their contracts is with South Pointe HOA, which is near The Cottages at Pleasant Valley. As part of her presentation, she provided to the board members present with copies of the Golden Spike Realty brochure which gives a brief overview of their HOA management offerings. In addition, an extensive PRUD Management Proposal specific to The Cottages at Pleasant Valley Homeowners Association was distributed.
2. After Kaitlyn's initial presentation, a discussion including questions and answers was conducted, highlighting the following items:
 - a. Monthly fee is \$10/unit/month = \$290/month for PVHOA
 - b. Monthly statements are included
 - c. Kaitlyn can be as involved as we want her to be with landscapers, snow violations, etc., or not (she gave her opinion that our current landscaping charges seem high, as well as our snow removal expenses)
 - d. She will work with us to change our CC&R if needed
 - e. Part of her job is to make sure our CC&R and our Rules & Regulations match
 - f. She stated that we can grandfather in to make PVHOA a 55-and-over community if we choose to do so
 - g. Rental regulations and parking issues were discussed
 - h. The number and size of pets can be included in the Rules & Regulations if that is not in the CC&R
 - i. Violations can be pursued (by GSR) as aggressively as we want them to do
 - j. GSR has a maintenance person available at \$35/hour to handle cement, stucco, painting, and other similar repairs
 - k. If the PVHOA Board chooses, bids will be taken for repairs and maintenance above a specified limit
3. At the conclusion of this discussion, the Board members voted unanimously to contract with Kaitlyn Linford and Golden Spike Realty for our HOA management.

Meeting adjourned at 5:00 p.m. Minutes recorded by Karen Miller.

Attachments: GSR brochure, and GSR Homeowner's Association Management Agreement