

The Cottages at Pleasant Valley Homeowners Association

Minutes of Board Meeting held Thursday, March 15, 2018

at Joy Izatt's home, 4:30 p.m.

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

1. Kaitlyn gave each of the board members a copy of the Landscape Bids. (This was also sent to the board members via email earlier in the week to look over.) Absolute Outdoor came in at the lowest price followed by Ben Lomond Landscaping. Kaitlyn also showed financials on what we spent in landscaping last year, what we budgeted for 2018 and that if we wanted to go with Ben Lomond we could afford the change. Lesley and Joy brought up that they felt like Absolute did a good job save a few things they would like corrected and even stipulations on payment if they don't improve. Norrine agreed. And the Board voted to go with Absolute Outdoor for the Landscapers and Snow Removal Company for the year; with the following improvements being done: 1. Resolve the weeding issue. Last year the board felt the weeds got sprayed well but that they did a poor job at making sure the following week they were pulled. The board suggested that they pick week #s where they spray for weeds and week # where they pull so that this does not continue. 2. Ground drains be edged around to keep from having lawn growing up and over them. 3. To pay more attention when the mowers break a sprinkler or ground drain. Kaitlyn will talk the Landscaper about these items and the contract will begin April 1.
2. On Friday the 16th Kaitlyn spoke to the Landscaper and he agreed that he would talk to his crews about the conditions and make sure that the improvements are made. He also assured that if they aren't doing a proper job he will make sure that it gets resolved quickly and does not continue.
3. Sprinklers. We are beginning to get bids to have some sprinkler work done. Kaitlyn spoke to both Absolute and Ben Lomond about what they suggested and both agreed that the system doesn't need to be pulled out but rather we need to have nozzles changed out, heads/lines moved to ensure proper watering to the grass areas and possibly in some areas a head/line added to ensure all areas of the lawn are getting water. Both Landscapers also told Kaitlyn that most bushes don't need direct water and that instead of continuing with risers they suggest moving the lines in front of the bushes to make sure that the lawn is being water. The problem with risers is that it creates a sort of dome and misses the area right in front of it, and if no other sprinkler head is getting that area then it is being totally missed. Ben Lomond said they have a great sprinkler guy and is going to put a bid together for us for some sprinkler repair work. Absolute can also help out with this task as can the Maintenance Company to ensure that the sprinkling system is functioning properly and within the Associations budget. Work will begin on sprinklers in April based on which units are in the most need and continue around the Association throughout the summer and depending on budget and needs will carry over into the next year until all units have sprinklers that are properly functioning.
4. The board discussed the issue with the curb appeal and Kaitlyn mentioned units that have

already called her to ask about the curb appeal or make note of a unit they felt needed to be spruced up. The board and Kaitlyn will walk the grounds after the given date on the Newsletter and determine which units need to have some work done to ensure everyone's units are looking nice.

5. Lesley brought up that there is still a dog issue of dogs being off their leashes and what can be done. Kaitlyn stated that she needs to be notified of the problem when it happens and that we then need to send violations. That the more aggressive we are with violations the more we will see people following the rules because they know we are serious about the rules. The board agreed and Kaitlyn marked the few incidents that both Lesley and Joy have encountered recently with dogs off the leash.
 6. Kaitlyn stated that all owners will be notified of the parking vote with their April statements but that the vote came back to leave the area as a visitor parking only area. Signs will be posted to ensure everyone is clear as well.
8. Next meeting will be April 12 at 4:00 p.m. at Joy's home.

Meeting adjourned at 5:35 p.m. Minutes recorded by Kaitlyn Linford.