

The Cottages at Pleasant Valley Homeowners Association

Minutes of Board Meeting held Thursday, April 12, 2018

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

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

1. Board reviewed Feb and March Board Meeting minutes. Motion was made to accept and all Board members were in favor of the minutes.
2. Kaitlyn reviewed the Association financials stating that the Checking Acct holds \$13,209.88, Money Market holds #26,699.82 and the CD Acct holds \$31,665.03. Kaitlyn stated that she was very pleased with the first months interest earned on the CD and that she would continue to monitor it. Kaitlyn also stated that 1 owner is behind as there payment was short \$25 but that the owner has already stated they are sending the balance to get caught up. She also stated that the Profit and Loss is showing we are under budget in most areas but that this is to be expected as it is still early and most maintenance items were not able to be completed until things warmed up and we had dryer days.
3. Kaitlyn asked how things were going with the Private Property signs being posted. Lesley stated she thought traffic was better and that she was noticing less dog messes not picked up but that she would continue to monitor as weather warms up and we see more people outside. Kaitlyn stated that the curb appeal inspection was coming up and that she has already noted many units taking the initiative to get there curb appeal looking better. Joy, Lesley, Norrine, and Cheryl will all attend the inspection. Kaitlyn discussed an owner request to have owners vote on changing the CCRS Article XI stating no enclosed fences are permitted in the Association. Kaitlyn spoke to the Association Attorney who stated that we would need to have the verbiage written up prior to the owners meeting and that if owners vote to change the CC&Rs and allow enclosed fences that everyone needs to be given the same amount that is able to be enclosed. This needs to be done by measuring common grounds behind the units and determine who has the smallest section of common ground that can be enclosed both in width and length and that this will be the amount owners will be permitted to enclose after submitting board request. Kaitlyn also stated that if owners vote to not allow enclosed fences that the two owners who have enclosed fences will be required to remove there fences. Cheryl asked if they would have to remove them even if they were given approval by previous boards in the years past. Kaitlyn stated that the Attorney said yes they would still have to remove them because while the Board gave approval if all owners are permitted to vote on the matter it will be what stands. Kaitlyn also noted that as per the Association CC&Rs, for it to pass one way or another 22 owners must agree on one option. If 22 owners cannot agree then the CC&Rs stay the way they are and thus no enclosed fences will be permitted. The Board agreed and requested it be put on the Owners Meeting Agenda to be voted on. Kaitlyn noted that owners parking in the visitor parking area did not pass but that she is still collecting votes to ensure we have 100% of the owners votes. Currently 7 owners still need to vote but no matter how the 7 owners vote it will not change the outcome as There are over double who have voted not to

- change the parking area then who have voted to change it.
4. Kaitlyn reported that the private property signs have been posted as have the visitor parking only signs.
 5. Kaitlyn reported that the Association was not registered with the Utah State HOA Registry and that she has now taken care of it.
 6. Property Inspection: 2/21 No cars in visitor parking area. No Trespassing sign was picked up due to being hit at base. Met with Ben Lomond Landscape to discuss a bid for landscaping/snow removal services and also sprinkler repair/replacement bids.
3/8 A Ford F15 license plate #U608G was in visitor parking area with a For Sale Sign. 162 needs to have sod/seed to replace area where tree was removed in front of unit.
3/28 No post in visitor parking area for sign, will need to get one to post visitor only parking sign. Grass starting to grow in front of 234. Broc Williams patio has an enclosed fence right at the step line.
 7. Maintenance Discussion: Kaitlyn stated what Ben Lomond reported they suggest to be done to sprinkling system to repair the problems that are happening. As Ben Lomond was not picked to do the landscape contract they will not do the repairs but Kaitlyn will have the current landscaper and maintenance make the repairs that Ben Lomond suggested. Kaitlyn proposed that the order of repair go in the following order: 1. Move riser sprinklers to appropriate location and change out to in ground head. 2. Change out sprinkler heads closest to street to maxi pods that will reach a farther distance. 3. Add sprinkler heads/lines were needed. All Board members approved of order. The board discussed the two bids for pest control. A motion was made to accept Intermountain Pest Control bid and all were in favor. Kaitlyn noted that concrete bids are being worked on to replace cement at 5596 and 248 and that bids are being worked on for cement patio issue at 226. Kaitlyn noted that if bids come in before next meeting they will be emailed and need to be approved via email by Board members. A spring to do list was discussed including: stucco repairs, painting of doors and door trims, foundation plaster repairs, first pruning of bushes, top soil bid for owners to have more top soil added to units. Kaitlyn also stated that no one has yet to volunteer to be in charge of turning off sprinklers during rain storm and that until someone volunteers we will just have to do the best we can to ensure they are not on during a rain storm. It was discussed that we could hire maintenance to turn them off but all Board members felt that was an unnecessary cost and that we would just do what we could.
 8. Owner Discussion: Kaitlyn reported that an owner was concerned that an owner was concerned that by overly enforcing rules and threatening fines that we could create a unfriendly environment. They understand not leaving garbage and junk around units but feel weeds should not be included in curb appeal inspection. Kaitlyn reported that she had already responded to there email and stated that the Board will not be overly picky that there concern is more in just keeping all areas and units looking nice to keep up the curb appeal but that they will not go over board with the inspection. Kaitlyn also reported that she told them that violations that are sent out are sent out due to another owner filing a complaint and that by law it is required that she act on those complaints as is it the responsibility of the Association to act on that complaint. Eccles submitted a request to add solar panels to there roof top. The board approved this request. Buckways sent a request asking to paint there patio. The board approved this request. Osiek submitted a request to add rock to the flower bed in front of her unit, the board approved this request. Osiek

submitted a request to add sensor lights to the corner of her unit. The board approved this. Wheelwrights submitted a request to add rock to the flower bed surrounding her entire unit. The board approved this request. Lesley stated that the Goodells need to have the stump left in there yard cut down farther. The stump is unable to be grinded due to lines in the way but that it would be good to cut down so it is not so visible. Kaitlyn will schedule to have maintenance complete. Joy requested that the first pruning be scheduled for the end of April, first part of May. Kaitlyn will call on this.

9. Misc Discussion: Joy felt it would be good to get a bid for owners to have the option to add top soil with no rock and very minimal bark to flower beds around units. Each owner would still be responsible to pay for but it would be something offered by the Management Maintenance company that each owner would have the choice to use or not. Kaitlyn said she would work on the bid and get it sent out in the next newsletter for owners to do. Kaitlyn stated that landscape day is on Mondays and Lesley requested this be put in the Newsletter so that all owners know. Lesley stated that the Vanzwedens have bushes that may need to be removed and asked Kaitlyn to call and ask and get scheduled.

Meeting adjourned at 5:59 p.m. Minutes recorded by Kaitlyn Linford.

Next meeting will be June 14th at 4:00 p.m. at Joy's home.