

The Cottages at Pleasant Valley Homeowners Association

Minutes of Board Meeting held Thursday, June 14, 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.

Absent: Cheryl Wheelwright.

1. Minutes for the April 2018 board meeting. Board members were asked to look them over and get any changes or corrections to Kaitlyn.
2. Next meeting will be held on August 9 at 1:00 p.m. (note the time change).
3. Kaitlyn noted that the bank accounts are looking good at the present time. Income is down, but that is because some owners paid ahead in 2017. We are under budget in most areas.
4. In a response to questions from homeowners, Kaitlyn stated that insurance for sewer pipes from curb to home is not required, but is recommended.
5. For clarification, according to the CC&Rs, garbage and recycle cans are not required to be stored on concrete, but they must be concealed from view.
6. Concerns were expressed about the Williams property, where the grass has several dry areas that need attention. Kaitlyn noted that the monthly fee for June was returned because the bank account had been closed., which led to speculation that the electricity may have been turned off, which would affect the sprinkler timer. The Board authorized Kaitlyn to contact Rocky Mountain Power and pay the electricity bill if it has not been paid. The Williams estate will be billed if payments are behind and phone calls and letters continue to go unanswered. Board members also expressed concern for all property values if the unit does not sell quickly. The for-sale-by-owner, the solar panels, the security system, and other issues are probably negatively affecting the sale, along with the fact that the owner is not making himself available to buyers.
7. Landscaping and trimming is continuing, and feedback from homeowners indicates they are pleased with the service. Any homeowners who prefer to do this themselves should contact Kaitlyn so she can notify the workers not to do those units.
8. Maintenance items discussed:

- a. Concrete:
 - 1) Sinking patio. Bids have been received from 3 companies for replacing, which will last approximately 3-5 years, or lifting the concrete, lasts approximately 5 years. The professionals were of the opinion that the problem is caused by the ground underneath and will recur, no matter which method of repair is used. The pros and cons of both types of repair were discussed by the Board, after which Lesley moved that Solid Ground Insulation Restoration and Coatings be hired to lift the sinking patio because that will last longer and cost less than tearing it out and replacing it. Joy seconded the motion, which was unanimously approved.
 - 2) Driveways. The details of three bids for driveway repair/replace were considered. After discussion, Karen moved that Avalon Concrete be contracted to do this work, and Norrine seconded. The motion was approved unanimously.
 - b. Sprinkler repairs are coming along. So far not too many sprinkler heads have needed replacement. Minor adjustments have corrected many of the previous problems. There are some dry and yellow lawn spots. The sprinkler timers have been adjusted; another grub treatment may be needed.
 - c. Stucco repairs will be done in July or August by Stucco Connection. This will include foundation plaster repair as well.
9. Items noted in the April and May property inspections were reviewed. These include 2 units with enclosed fences; visitor parking area rules being observed; dead tree; weeding is looking good; top soil, mulch, and rock added to some flower beds; tree replaced because of storm damage; some areas need sod or seed; painting and fence repair confirmed.
10. The following owner requests were considered by the Board:
- a. Suzie Bailey has requested reimbursement for replacing a tree that had to be removed because of storm damage. All present approved reimbursing the owner for this tree.
 - b. The Buckway unit has a dead tree in front and the owner has asked that it be removed. The Board approved replacing the dead tree with a flowering pear as requested by the owner.
 - c. Kenny Taylor requested removal of the very messy tree between her and the Williams unit. Nye's Trees will remove the tree, and the Board agreed to have the spot sodded rather than replacing the tree.
 - d. Stephen Miller would like a secondary water spigot added on the front corner of his

unit. He needs to call Kaitlyn to talk about this.

- e. A written request to have solar panels installed on the Miller unit was approved.
11. The 2018 annual homeowners meeting was scheduled for September 24 (the last Monday of the month), 6:00 p.m., at the Pleasant Valley Library.

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