

The Cottages at Pleasant Valley Homeowners Association

Minutes of Board Meeting held Tuesday July 17, 2018

at Joy Izatt's home, 1:15 p.m.

Present: Board members: Norrine Gardiner, Joy Izatt, Cheryl Wheelwright, Lesley Osiek, Karen Miller (vote via email after meeting) and PVHOA Manager Kaitlyn Linford.

Absent: Karen Miller

1. Board discussed owner request to have the lawn around 154 & 156 mowed by push mower every other week due to grass appearing to be cut uneven in some places. The Board discussed this and stated that it would increase the landscape contract too much and that since we could not mow everyone's this way the landscaper should continue using the riding mower anywhere it is possible. Board voted to deny request but approved that if owner wanted to hire someone else to do this that they would allow it. Board also stated that Kaitlyn would speak to the landscaper about possibly cross mowing to make sure that the lawns look really nice and eliminate this problem.
2. Bush Removal: Board discussed request from Lesley Osiek to have dead bushes pulled from the north side of her unit, she will plant new ones. The board approved this and reminded that any original plants that die the HOA will replant, anything that owners have planted and have died are their responsibility.
3. Board discussed an ongoing issue of owner complaints that an owner in the Association has common area fenced behind their unit, (Owner of fence was present during discussion and voting). Kaitlyn stated that she has received numerous complaints from other owners that it is unfair that there is one owner in the complex who has fenced common area around the back of her unit but the Board has denied two other owners the ability to do the same. They also feel that the Board is being biased as the owner with the enclosed fenced area is also on the Board. It was mentioned again that the Board denied these two owners the right to install enclosed fences as per the Associations CC&Rs Article XI stating "There shall be no fences or walls within or on the properties except the fence and/or wall around the perimeter of the Properties and except the party walls." The owners with complaints state that if the CC&Rs state that and the Board is not willing to allow others to have enclosed fences that all enclosed fences should come down in the Association.

The owner of the unit with the enclosed fence stated that she believes that her fence should be grandfathered in as a previous Board approx. 14 years ago allowed it. She also stated that the Board allowed it given the situation in which another neighbor (now deceased) threatened to shoot her dog if it was in the common area and went to the bathroom near his unit again. A Board member asked to see the approval and Kaitlyn showed the Board what

was given to her stating the owner was granted approval. Request was in the form of a drawing of the desired area to be fenced in on the common grounds. Request included two signatures of Board members (both deceased). Joy pointed out that the approval given is only a drawing and that it really isn't the proper approval. The only verbiage on the paper was the word "Fence", there was no verbiage of the request written on the paper. The Board stated that as per the Association CC&Rs the drawing with only two signatures was not proper approval. It was also noted that the fence was not installed as per the drawing that was shown either. The Board stated that the threat should have been reported and handled by the police not the Association Board. The current Board agreed it was not right that the Board at the time of the incident allowed the fence to go up at all and that they handled the situation incorrectly and not by the Associations CC&Rs. Owner with fence said that the fence had never been an issue before and that it shouldn't be one now. Kaitlyn re-iterated that the fault really falls on the previous two Board members who granted the permission and that it was not done properly or as per Association CC&Rs and Bylaws.

However, a decision is needed to be made now as to what to do. Kaitlyn asked the owner if the reasons for the fence being installed when it was are still a concern? Owner stated no they are not and that the dog who was threatened has since passed as so has the owner who made the threat. Owner went on to state that now the fence is merely a "convenience" to her. Owner stated that if the Board makes her take it down that she may seek legal action to try and keep it. The Board and Kaitlyn understood and stated that she should do what she feels she needs to do.

Norraine stated that she felt it was wrong that the fence went up and that while the past Board never should have allowed it, it is the current Boards responsibility to follow the CC&Rs and they state No fences are permitted within the Association grounds. Norraine made a motion that the fence should come down. Discussion took place of the time frame and the Board felt that since this was the previous Boards fault that she should be allotted enough time to remove it and should be given 6 months to do so as she was going to be going into surgery the next month as well. It was also stated that if she needed help with the removal that she could contact the Association maintenance to work that out. The Board unanimously agreed and voted to have the fence removed within the next 6 months.

Cheryl Wheelwright then resigned from the Board. Meeting was then adjourned at 2:39 p.m. Minutes recorded by Kaitlyn Linford

Next meeting will be held on August 9 at 2:00 p.m. (note the time change).