

The Cottages at Pleasant Valley Homeowners Association

Minutes of Board Meeting held Monday, September 11, 2017

at Joy Izatt's home, 10:00 a.m.

Present: Joy Izatt, Kaitlyn Linford, Karen Miller, Lesley Osiek, Cheryl Wheelwright.

1. Board members discussed the ongoing problem of dog walkers who are not cleaning up after their animals. This seems to be caused primarily by people who do not live in The Cottages but who use our sidewalks to walk their dogs. The suggestion was made that signs be posted identifying the area as private property. Another suggestion was to encourage homeowners to remind people as they notice them to clean up after the dogs. No specific action was decided upon by the Board.
2. The home formerly owned by Ken Stephens, located at 164 E 5600 S, has been sold and the sale has closed. The new owners are Paige and Rick Carter, phone #801-721-2764. The home of Bruce and Beverly Haslam (226 E 5575 S) has not been closed on yet, but is expected to be very soon.
3. The next PVHOA Board meeting will be held October 12, Thursday, at 4:00 p.m.
4. Kaitlyn reviewed the financial statements and reports since the previous Board meeting. The following items were discussed:
 - a) Balance sheet, according to QuickBooks, as of August 31.
 - b) Deposit details – available to the Board, but not all homeowners.
 - c) Bank account register – available to the Board only.
 - d) Profit/loss, income/expense statement – will be distributed to all homeowners
 - e) Budget overview for 2018
 - 1) Proposal and explanation for dues increase
 - 2) Sprinkler repair/replacement is an issue to be considered
5. Fall cleanup/pruning: 3 bids will be obtained, and homeowners will have the choice to do it themselves or have the Association handle it.
6. Kaitlyn proposed and presented an update to the PVHOA's Rules and Regulations. An update is needed because the previous document was written in 2008 and because insurance laws changed in 2011, both of which create the need for changes and corrections. The changes suggested include, but are not limited to, clarification of the parking rules, inoperable or unlicensed vehicles, notice of violation or fine, and pets. Joy proposed that there be a 35-lb limit for pets going forward, which Board members unanimously approved.

Board members were asked to review the proposed document and contact Kaitlyn if there are changes needed so they can be made before distributing it to homeowners.
7. The bids received for concrete repairs were discussed. Cheryl suggested that we obtain

recommendations and referrals for Avalon Concrete before making a decision because their bid is much lower than the others. She also suggested that we double check Anderson's bid and their justification for it. Kaitlyn agreed to do this.

8. The agenda was reviewed for the annual homeowners meeting on September 25.
9. Discussion of the recent property inspection report.
10. Joy had a complaint about the mowers marking up the fences. The possibility of adding a concrete strip under the fences was discussed. It was decided that this should be a priority after the sprinkler repairs are completed.
11. There have been requests for foundation/stucco repairs. It was agreed that all homes should be surveyed for this need so repairs can be made to several homes at the same time, which would likely save on the expense of having the company come multiple times.

Meeting adjourned at 12:20 p.m. Minutes recorded by Karen Miller.