

**The Cottages at Pleasant Valley Homeowners Association
Minutes of Annual Meeting held Monday, September 24, 2018
at Pleasant Valley Library, 5:00 p.m.**

Present: Homeowners: Susie Bailey (& her sister), Scott & Nancy Bodine, Tami Buckway & Dani Nelson, Rick & Paige Carter, Alice & Val Coles, Jay & Lucy Daines, Justin Eccles, Norrine Gardiner, Georgia Goodell, Jeff Holmes, Joy Izatt, Shirlee Larsen, Stephen & Karen Miller, Ron & Kay North, Lesley Osiek, Betty Pettit, Cheryl Wheelwright, and Burdett & Pat Youngblood. PVHOA Manager Kaitlyn Linford.

Proxy: James Estes, Phyllis MacDonald, Lia Peterson, Kenny Taylor, Ed & Pat VanZweden.

1. Meeting was called to order at 6:05 p.m. and members were welcomed by PVHOA Board President Joy Izatt.

2. Joy asked for any additions to be made to the ballot for board member elections. Stephen Miller requested that those present be introduced so everyone would know who they were voting for in the election. In response, Joy opened the floor for members to introduce themselves. After the introductions, ballots were distributed, completed, collected, and given to board member Norrine Gardiner to tally.

3. Joy asked for a motion to read and approve, or to approve as read, the minutes from the September 25, 2017 Annual Owners' Meeting. Cheryl Wheelwright moved that the minutes be approved as read, and Georgia Goodell seconded the motion. The motion passed unanimously, and the minutes from last year's meeting stand approved.

4. Kaitlyn Linford reported on the financial status of the PVHOA. Copies of the 2017 balance sheet, the June/July 2018 income and expense sheet and the 2018 balance sheet, and the proposed 2019 budget were provided for each homeowner. She compared the planned budget for 2017 with the actual income and expenditures, noting that 2017 ended positive. The Association was over budget for snow removal and slightly over on maintenance expenses. Homeowners were invited to contact Kaitlyn by phone, email, or in person in her office with any budgeting questions at any time. The 2018 operating budget was reviewed to date, and it was pointed out that the bank accounts are growing well. The proposed 2019 budget was explained, and Kaitlyn commented that the proposal is for funds allocated, not necessarily what will be spent.

5. Landscaping questions and issues were brought up by various homeowners and were addressed by Kaitlyn. She stated that she and the Board are looking at different landscaping, fertilizer, and snow removal companies for next year's contracts. She asked homeowners to contact her or any board member at anytime with suggestions and/or problems with the landscaping. Every unit will be trimmed unless the owners request otherwise. Trimming of evergreens was not done in the summer, but will be done in the fall.

6. Lesley Osiek announced the annual PVHOA Christmas social, which is scheduled this year for Monday, December 10. Locations being researched include Union Grill, Rovali's, and Sonora Grill. Time will be 6:00 or 6:30 p.m.

7. Kaitlyn reviewed the 2018 completed maintenance projects as well as those still planned and scheduled for the remainder of the year. A printed list of these projects was provided to all homeowners. Any time owners notice anything that needs repair, please let Kaitlyn know as soon as possible. Any architectural changes that are wanted must have a request and description submitted to the Board for approval.

8. Insurance for PVHOA has not changed, but an information packet was provided for each homeowner. All were encouraged to review the details and to compare the coverage with that in their personal insurance policies to be certain their property is adequately covered.

9. There are no changes to the CC&Rs that need to be discussed. The parking issue voted on earlier in the year did not pass with 75% for or 75% against, which is the requirement, so no change will be made. Dani Nelson asked for a revote by those in attendance, and all agreed to another vote. Kaitlyn explained that, according to the CC&Rs, the issue must pass with 100% approval of those in attendance with the meeting as the number in the meeting is exactly 75% of the Association members. With even one negative vote, the issue would fail. Ballots were distributed for those present to vote 1) to change the CC&Rs, or 2) not to change the CC&Rs to allow residents to use the area designated as visitor parking.

10. Results of the election for board members were announced by Norrine. Karen Miller, Lesley Osiek, and Lia Peterson will serve as PVHOA Board members for the next two years. Specific assignments will be determined at the next board meeting.

11. Results of the vote to change the CC&Rs to allow residents to park in the visitor parking area were announced by Norrine. There were 11 votes in favor and 11 votes against. The issue failed, and the CC&Rs will not be changed to allow resident use of the visitor parking.

12. President Joy Izatt asked for a motion to adjourn. Georgia Goodell moved that the meeting be adjourned, and Rick Carter seconded the motion. The motion was unanimously approved, and the meeting adjourned at 7:17 p.m.

Minutes recorded by Karen Miller.