

Pleasant View HOA

MEETING MINUTES (April Board Meeting)

DATE	April 20, 2026
TIME	6:00 PM MT
LOCATION	Bailey's Coffee Shop
AUTHOR	Steve Schmidt

ATTENDEES	Claudia Hall Jean Graham Shelly Hibbert Marissa McCrea Mary Pheifer Becca Bauer Jaden Smith Steve Schmidt
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OBJECTIVE
Monthly Pleasant View HOA Board Meeting

DISCUSSION NOTES
<ol style="list-style-type: none">1. Call To Order 6:03 PM MT 2. Committee Reports/Presentations<ol style="list-style-type: none">a. Grounds Committee (Claudia)<ul style="list-style-type: none">- Able Trees is still pruning the boulevard trees on the north side so an invoice has not yet been submitted to the HOA (invoiced when the work phases are completed).- Aphid injections on the Ash boulevard trees have been completed.- Solar streetlights will begin to be installed this month. There is a total of three lights being installed to replace broken ones. b. Finance Committee<ul style="list-style-type: none">- Looking for an accountant/auditor to do a five-year financial audit. Claudia will check with the HOA attorney to see if he has an auditor on staff or knows of anyone (the accountant that did the last audit has since retired). c. Covenants Committee Report (Jaden)<ul style="list-style-type: none">- Question was submitted about lawn signs: Jaden will investigate what the covenants and/or bylaws state and provide any statements about signs. If there is mention on the topic, then a formal change or addendum will need to be added to address signage on boulevards or personal property. 3. Public Comment Period <p style="text-align: center;">-</p>

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DISCUSSION NOTES

4. Neighborhood Watch (Mary)

- Update on high-speed chase in neighborhood.

5. Consent Agenda

- a. Motion to Accept March 2026 Minutes: 1st: Jaden, 2nd: Shelly; Motion Accepted.

b. Treasurers Report

- Motion to Accept March 2026 Financials Report: 1st: Mary, 2nd: Jaden; Motion Accepted.

--Mary reported Journal Entry was made to offset bookkeeping error for a duplicate deposit entry from previous fiscal year so the duplicate record will stop automatically appearing on the monthly financial statements. An entry for \$80 that was mistakenly posted against HOA Picnic account was moved to the correct account for Gifts.

6. New Business

- A motion was made by Claudia to formally state that the HOA Meetings will be held at Baileys' Coffee Shop. This motion was seconded by Jaden. Motion was voted on and passed.
- It was learned that there are some HOA parks and green spaces that are still in the name of Pleasant View Homes (the original homebuilder). The HOA Board will pursue a quit claim deed process to transfer the ownership in Pleasant View HOA's name.

7. Old Business

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Meeting Adjourned at 7:02 PM MT

Pleasant View HOA

PRIOR MEETING MINUTES (March Board Meeting)

DATE	March 16, 2026
TIME	6:00 PM MT
LOCATION	Bailey's Coffee Shop
AUTHOR	Steve Schmidt

ATTENDEES	Claudia Hall Jean Graham Shelly Hibbert Marissa McCrea Mary Pheifer Becca Bauer Jaden Smith Kent Anderson Steve Schmidt
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OBJECTIVE
Monthly Pleasant View HOA Board Meeting

DISCUSSION NOTES
<ol style="list-style-type: none">1. Call To Order 6:00 PM MT2. Committee Reports/Presentations<ol style="list-style-type: none">a. Grounds Committee (Claudia)<ul style="list-style-type: none">- The south side pruning is complete, will start on the north side earlier (right away)- About 100 trees (out of 1,000) have been treated for aphids- Solar lighting materials have been shipped, will be installed in the springb. Finance Committee<ul style="list-style-type: none">-c. Covenants Committee Report (Jaden)<ul style="list-style-type: none">- Nothing to report3. Public Comment Period<ul style="list-style-type: none">-4. Neighborhood Watch (Mary)<ul style="list-style-type: none">- Attempted break-in on England Blvd., details on the Neighborhood Watch website for Pleasant View

Pleasant View HOA

DISCUSSION NOTES

5. Consent Agenda

- a. Motion to Accept February 2026 Minutes: 1st: Marissa, 2nd: Mary; Motion Accepted.

- b. Treasurers Report
 - Motion to Accept January 2026 Financials Report: 1st: Mary, 2nd: Marissa; Motion Accepted.
 - Motion to Accept February 2026 Financials Report: 1st: Marissa, 2nd: Mary; Motion Accepted.
 - The new HOA bookkeeper will be taking over the HOA financial books as of April 1, 2026, and will do a review/audit in April and make any necessary adjustments from findings that occurred in previous months, going back to Q4 2025.

6. New Business

- Brenda (HOA webmaster) is going through the HOA email list to validate/refreshen the list.
- Kent announced he will be resigning from the HOA board after this month.
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7. Old Business

- HOA 2026 Garage Sale updates: Big Dipper ice cream truck scheduled, as well as the bounce houses and a lemonade truck.

Meeting Adjourned at 7:00 PM MT