

Pleasant View HOA

MEETING MINUTES (April Board Meeting)

DATE	April 21, 2025
TIME	6:00 PM MT
LOCATION	Bailey's Coffee Shop
AUTHOR	Steve Schmidt (from notes by Mary Pheifer)

ATTENDEES	Claudia Hall Ruth Hexter 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">- City isn't able to trim boulevard trees, will be asking Nature's Best for an estimate. Please contact Claudia via email to report any low hanging branches over sidewalks.- Aphids treatment that was missed last Fall was injected this Spring the week before last. Nature's Best advises not to re-inject treated trees, and to wait and see if the treatment is effective.- Water for the HOA green areas are being turned on in phases in order to watch for potential sprinkler damages by TDS installing fiber cable last year.b. Finance Committee (Ruth)<ul style="list-style-type: none">- Treasurer (Ruth) will be out April 25th thru May 4th, Jean will fill spot during this time.- Financials were sent out just before meeting, thought they were sent out last week. Everything looks good, including Cash On Hand amount. Treasurer's Report will be voted to be accepted in next month's (May 2025) HOA Meeting.- Claudia reported that interest rates might go up (per the bank) so may want to roll over into higher earning interest rate as the HOA CD's come up for renewal.

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DISCUSSION NOTES

c. Covenants Committee Report (Jaden)

- Haven't seen any long-term parked trailers lately. Please text Jaden for any covenant-related issues because emails don't get immediate attention.

3. Public Comment Period

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4. Neighborhood Watch (Mary)

- Mary handed out new Neighborhood Watch window stickers to replace older ones with fading issues.
- No reports of crime activity (vandalism or break-ins).

5. Consent Agenda

a. Minutes

- Need to correct #6: Mary's suggestion was vetoed.
- #6: delete reference to "Ranch 44" (only Hellgate Meadows).
- Motion to Accept: 1st: Jaden, 2nd: Ruth; Motion Accepted.

b. Treasurers Report

- March's financials will be reviewed & voted on during May's meeting due to late arrival to board members.

6. New Business

- Claudia: question about signs being placed in the HOA Roundabouts. Claudia talked to the 44 Ranch HOA and they do allow placement of signs in their entrance, but they have a different entrance design than Pleasant View. The issue of signs was discussed and the consensus is not to make a rule or policy, but to pull old signs or Contractor-related signs. Garage Sale signs that don't have full or complete information will be pulled.
- HOA Picnic: Claudia made a deposit on bounce house for picnic. Reserved canopy, five tables, one hot-box and miscellaneous items to serve and hold food. Cost went from \$800 to \$1,300 but still within budget. Food from Albertson's is within budget as well.

7. Old Business

- Shelly wanted to know when to order the soccer nets. Will forward invoice to Claudia.
- Kent inquired about the 5-acre park improvements. There is \$15K available. Suggested that the Pleasant View HOA Board should match the \$15K. This was voted and approved unanimously.

Meeting Adjourned at 7:15 PM MT

Pleasant View HOA

PRIOR MEETING MINUTES (March Board Meeting)

DATE	March 17, 2025
TIME	6:00 PM MT
LOCATION	Bailey's Coffee Shop
AUTHOR	Steve Schmidt

ATTENDEES	Claudia Hall (via phone) Ruth Hexter -Jean Graham -Shelly Hibbert Marissa McCrea Mary Pheifer (meeting leader) -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 MT, Mary leading the meeting, Claudia via phone2. Committee Reports/Presentations<ol style="list-style-type: none">a. Grounds Committee (Claudia)<ul style="list-style-type: none">- An HOA resident that lives on Yorkshire Pl. mentioned that the HOA greenway has never been mowed. The HOA reviewed his property and agreed that it is the HOA's responsibility, but it's just been being missed (mowing and weed control). The HOA will mention this to Best's lawn care so it can be maintained starting this spring.b. Finance Committee (Ruth)<ul style="list-style-type: none">- There were questions about the invoice for some electrical repair from the vendor over trip charges. Ruth will call the vendor about the additional trip charge on the bill. Update: Ruth talked with Pete's Electric, and they agreed to remove one of the trip ("bucket") charges.- Ruth said that, per the advice of the HOA attorney, that past due HOA leins will be updated/filed annually instead of every 6 months.- Ruth received a new statement from QuickBooks for \$999 for the year vs. \$500 per the budgeted amount (based on previous annual charges).- Claudia requested an updated HOA membership list.

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DISCUSSION NOTES

- c. Covenants Committee Report (Jaden)
 - Nothing to report
- 3. Public Comment Period
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- 4. Neighborhood Watch (Mary)
 - Nothing to report
- 4. Consent Agenda
 - a. Minutes
 - Motion to Accept: 1st: Ruth, 2nd: Marissa; Motion Accepted.
 - b. Treasurers Report
 - Motion to Accept: 1st: Mary, 2nd: Jaden; Motion Accepted.
- 5. New Business
 - Mary reported that some solar-powered, red-flashing lights were just added to the inspection of Flynn and England to add awareness to the stop signs.
 - There is a damaged sign in the roundabout at Lexington and Connery Way. Claudia will report this to the City to fix/replace.
- 6. Old Business
 - Mary suggested mentioning in the HOA newsletter regarding options for improvements to the 5-Acre Park. Park plans and options could be displayed at the HOA picnic this year, however motion didn't carry.
 - We are talking with other local HOA's (Hellgate Meadows) about what they are doing regarding solar lighting, including being part of a large purchase to take advantage of pricing discount.

Meeting Adjourned at 6:49 PM MT