

Pleasant View HOA

MEETING MINUTES (May Board Meeting)

DATE	May 18, 2026
TIME	6:00 PM MT
LOCATION	Bailey's Coffee Shop
AUTHOR	Steve Schmidt

ATTENDEES	Claudia Hall Jean Graham Shelly Hibbert Marissa McCrea Mary Pfeifer 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">- Beverly from Able Tree service attended to update on the Aphid Treatment<ul style="list-style-type: none">--The Ash Trees have what's called Oyster Shell Scale from another insect which you can see on the branches and creates a sticky substance. This can be remediated by doing a "bark banding" - spraying in the fall.- The sticky substance on the sidewalks is from the aphids and oyster scale.- Aphid treatments will get about 80% control at best.- Active ingredient used: Imidacloprid. It's not good for bees, but it's not being applied to flowering trees that attract bees. If an Ash tree has flowers planted at the base, they do the treatment further out from the tree trunk.- 1,000 Green Ash Trees are in the Pleasant View subdivision (White ash trees don't have aphid issues).- Wooley aphids are the species that the Pleasant View ash trees have.- The trees are getting a second "flush" of fresh leaves right now and will start to fill out. - Nature's Best is starting to turn on the water for the sprinklers, all known issues with the sprinklers have been repaired, more issues may be discovered as the water is turned on.

Pleasant View HOA

DISCUSSION NOTES

b. Finance Committee

- We might need to redeem couple of CD's to cover upcoming costs.

c. Covenants Committee Report (Jaden)

- A previously reported park vehicle was tagged and has been removed.

3. Public Comment Period

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4. Neighborhood Watch (Mary)

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5. Consent Agenda

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

b. Treasurers Report

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

6. New Business

- Need to have HOA financial audit done (recommended every 5 years), but it's difficult to find a CPA/Accounting firm to audit HOA's. We have received an estimate of \$6,000 for an audit.
- Motion was made by Jaden to move forward with the audit for \$6,000 was made, motion passed.
- Recommendation to add to the annual HOA budget a line-item amount of \$1,250 every year to cover the audit for every 5 years.
- The HOA Board agreed to have James Ott work with the city on park improvements.

7. Old Business

- Garage Sale is on May 30. Garage sale signs will be put out the day of the event. Big Dipper ice cream truck will be present at Diddel Park from 4:00 PM to 6:00 PM.
- Claudia met with the HOA attorney about the quit claim deeds to officially transfer the HOA-owned parks and round-abouts to the Pleasant View HOA. The attorney is doing a search to confirm which properties need to be transferred to the HOA.

Meeting Adjourned at 7:28 PM MT

Pleasant View HOA

PRIOR 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 -

Pleasant View HOA

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