

Pleasant View HOA

MEETING MINUTES (May Board Meeting)

DATE	May 19, 2025
TIME	6:00 PM MT
LOCATION	Bailey's Coffee Shop
AUTHOR	Steve Schmidt

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 6:02 PM MT2. Committee Reports/Presentations<ol style="list-style-type: none">a. Grounds Committee (Claudia)<ul style="list-style-type: none">- Claudia discussed the work being done on the property north of Camden that has Pleasant View installed irrigation that needs to be removed and terminated to the owner of the property (Mostaad) can install their own irrigation.- Question on an invoice from Nature's Best about a couple irrigation line repairs due to not being winterized properly, which they did. Claudia will check with Nature's Best on credit for the invoice.b. Finance Committee (Ruth)<ul style="list-style-type: none">- Bookkeeping/Professional Services is requesting an increase in fees due to increases in the costs of bookkeeping. Finance Committee will meet on 5/23 to make a recommendation to the HOA Board at the June HOA Board Meeting.c. Covenants Committee Report (Jaden)<ul style="list-style-type: none">- Trailers that have been parked in street for extended period of time have been tagged, some have moved and others will be contacted about moving them.3. Public Comment Period<ul style="list-style-type: none">-

Pleasant View HOA

DISCUSSION NOTES

4. Neighborhood Watch (Mary)

- Nothing to report.

5. Consent Agenda

a. Minutes

- Motion to Accept: 1st: Mary, 2nd: Kent; Motion Accepted.

b. Treasurers Report

- Motion to Accept (March Financials from April's Meeting): 1st: Mary, 2nd: Becca; Motion Accepted.
- There was a question about a \$2,897 charge for Tree Maintenance that Ruth will need to look into and get back for an answer.
- There was a question about the bill for Book Keeping/Professional Services, it is due to Ruth being paid for April and May both in the month of April.
- Motion to Accept (April Financials): motion will be made at the June HOA

6. New Business

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7. Old Business

- HOA Picnic organization is in place: port potty, trash pickup, food, etc...
- Soccer nets have been delivered and are being installed.
- 5-Acre Park update was given.
- Update on solar street lights to replace the HOA streetlights that are not working and can't be fixed. Working with Hellgate HOA to work on a group-buy to get a better price.

Meeting Adjourned at 7:46 PM MT PM

Pleasant View HOA

PRIOR 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.

Pleasant View HOA

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

- Motion to Accept: 1st: Mary, 2nd: Jaden; Motion Accepted.

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 do not 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.