

Pleasant View HOA

MEETING MINUTES (June Board Meeting)

DATE	June 15, 2026
TIME	6:00 PM MT
LOCATION	Bailey's Coffee Shop
AUTHOR	Steve Schmidt

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

DISCUSSION NOTES
1. Call To Order 6:07 PM MT 2. Committee Reports/Presentations a. Grounds Committee (Claudia) - Will be using Jacobson's Electric as preferred vendor for street light maintenance and repair. - Able Trees completed boulevard tree trimming and aphid treatment. - Natures Best and Able Tree Service bids for England Boulevard trees which weren't in contract. - There was some Edgell construction being done, Jake is going to see if there was any damage to the HOA greenways. The greenways were treated for weeds two weeks ago. b. Finance Committee - HOA bookkeeper will be working on debt accounts and will report the status to the HOA Board. c. Covenants Committee Report (Jaden) - There was some campers reported parked in Pleasant View for over five days, and encroaching over sidewalks. Need to find enforcement protocols, starting with door hangers. 3. Public Comment Period - 4. Neighborhood Watch (Mary)

Pleasant View HOA

DISCUSSION NOTES

- Just the police chase and related house collision in Pleasant View last month.

5. Consent Agenda

- a. Motion to Accept May 2026 Minutes: 1st: Shelly, 2nd: Rebecca; Motion Accepted.
- b. Treasurers Report
 - Motion to Accept May 2026 Financials Report: 1st: Mary, 2nd: Jaden; Motion Accepted.

6. New Business

- There was conversation about installing a fixture or box on the side of the mailboxes in Pleasant View to post flyers and HOA newsletters. Jaden will investigate alternatives and costs. Will need to decide if it's worth it.
- Reminder that planning meetings for fiscal year 2027 budgeting will start in September.
- Discussion on when to/or if to reschedule the HOA ice cream social (August 30th?).
- HOA can't afford to keep retreating trees continually for three different kinds of aphids.
- Making a contact list of HOA members with door-to-door cards, emails, and newsletters.
- Discussion on Connery Circle materials for repairs.

7. Old Business

- Motion to accept bid for HOA Financial Audit estimate of between \$6,000 and \$9,000. 1st: Mary, 2nd: Jaden; Motion Accepted.
- Quit Claim Deed land transfer of the HOA property (greenways and parks) from the original builder has been recorded.
- No update on the police chase and related crash into home in Pleasant View last month; there is a Captain John Mullan neighborhood meeting on Wednesday at 6:00 PM.
- Discussion on the city 5-acre park improvements; funding consideration comes up in the fall for February budget. Will get feedback on yes/no in July.

Meeting Adjourned at 7:31 PM MT

Pleasant View HOA

PRIOR 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
1. Call To Order 6:03 PM MT 2. Committee Reports/Presentations a. Grounds Committee (Claudia) - Beverly from Able Tree service attended to update on the Aphid Treatment --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 roundabouts 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