

Pleasant View HOA

MEETING MINUTES (June Board Meeting)

DATE	June 16, 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 6:05 PM MT2. Committee Reports/Presentations<ol style="list-style-type: none">a. Grounds Committee (Claudia)<ul style="list-style-type: none">- Kent discussed the tree trimming contract:<ul style="list-style-type: none">--Stated that a single HOA Board member cannot make contract decisions.--The current agreement/contract is not clear to what is being delivered-Need to get clarification on what has been done in the spring so far, and what are the plans to complete the remaining tree trimming in the fall of 2025.- Future contracts will be brought before the HOA Board for vote.b. Finance Committee (Ruth)<ul style="list-style-type: none">- Motion was made to open a CD with money from the HOA money market account to take advantage of the better interest rate. Motion was approved.- Requested from Ruth the following items: Contract<ol style="list-style-type: none">1. Bookkeeping "bible"2. Completed labor form3. Bookkeeping timesheet detail for 1 month4. Removal from HOA Board as bookkeeper

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DISCUSSION NOTES

c. Covenants Committee Report (Jaden)

- Jaden discussed the effectiveness of the HOA tags for parked vehicles, trailers, etc... Most of the HOA members do comply when an item is tagged.

3. Public Comment Period

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4. Neighborhood Watch (Mary)

- Nothing to report

5. Consent Agenda

a. Minutes

- Need to add that Ruth needs to keep track
- Need to add Kent's input and disagreement with the decision to prune the trees.
- Motion to Accept: 1st: Mary, 2nd: Ruth; Motion Accepted.

b. Treasurers Report

- Motion to Accept April's Financials: 1st: Kent, 2nd: Marissa; Motion Accepted.
- Motion to Accept May's Financials: 1st: Mary, 2nd: Marissa; Motion Accepted.

6. New Business

- Discussion on changing the quarterly HOA newsletter from printed to an online only version. A change will be made to the quarterly statements that will notify HOA members that the newsletter is on the HOA website. The final printed version of the newsletter will be sent out for June, with a notification of the change.
- Kent will contact the City representative
- Next year will consider doing an ice cream/cake social and bounce houses for the HOA picnic next year.

7. Old Business

- The final parts for the soccer nets were delivered and the soccer nets for the park can now be assembled.
- Followed up with the solar lights: still waiting for final bids and group buy information and amounts.

Meeting Adjourned at 8:09 PM MT

Pleasant View HOA

PRIOR 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 -

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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