

Pleasant View HOA

MEETING MINUTES (November Board Meeting)

DATE	November 17, 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
------------------	---

OBJECTIVE
Monthly Pleasant View HOA Board Meeting

DISCUSSION NOTES
<ol style="list-style-type: none">1. Call To Order 6:00 PM MT 2. Committee Reports/Presentations<ol style="list-style-type: none">a. Grounds Committee (Claudia)<ul style="list-style-type: none">- Kent brought forward the results of researching certified arborists in the city to trim the HOA trees and tree pest control (aphids). Kent called on the listed arborist and narrowed the list down to those companies that still were certified and could do the work. Kent asked for bids/estimates from Rob Dillon to do a tree inventory (overall count and species, tree sizing) and to do pruning on the south side of the HOA. Kent has received bids from some of the companies and is waiting for bids from the others. b. Finance Committee<ul style="list-style-type: none">- Claudia spoke with HOA attorney about the delinquent HOA dues amount which is growing. Attorney recommended sending him the delinquent accounts information and he can pursue legal options to collect. The HOA Board agreed to engage with the HOA attorney to pursue the HOA dues delinquent accounts that currently do not have an HOA lien filed and that is over 180 days past due.<ul style="list-style-type: none">- The HOA Board agreed to move the HOA bank CD's coming up for renewal in January will be moved into the HOA money market account so the funds will be readily available to use for some of the planned expenditures in early 2026 (tree pruning, aphid treatments, solar street lights, etc...)- Discussion on whether or not to have a "Bad Debt" account in our financial reports, but this is not being done because of the accrual-based accounting method that the HOA uses.

Pleasant View HOA

DISCUSSION NOTES

c. Covenants Committee Report (Jaden)

- Receiving complaints on cats in the neighborhood.

3. Public Comment Period

-

4. Neighborhood Watch (Mary)

- Nothing to report.

5. Consent Agenda

- a. Motion to Accept October Minutes: 1st: Mary, 2nd: Becca; Motion Accepted.

- b. Treasurers Report

- Motion to Accept Financials: 1st: Becca, 2nd: Shelly; Motion Accepted.

6. New Business

- Second Reading of proposed 2026 Budget
- Claudia gave an update on a proposal/bid to terminate the irrigation line that runs through the street roundabout at Camden and Kingsbury. This includes removing the landscaping that is in the roundabout and replacing it with rock or similar.
- Need to take down the HOA soccer nets for the winter, can be stored in Ruth's garage.

7. Old Business

- Discussion on changing the landscaping of the HOA greenbelts
 - Landscaping options discussed including rocks vs. grass, a walking trail, or using landscape native species that need less watering.
 - options raised were to reduce watering and mowing, making the greenways more useful/walkable
 - Issues for consideration include the need to be aware that utility cables and other infrastructure is buried in the greenbelts, usually down the middle. Also, the greenbelts were considered as "parkland/greenspace" in the planning phase of Pleasant View so approval might need to be secured before removing any "green".

Meeting Adjourned at 7:21 PM MT

Pleasant View HOA

PRIOR MEETING MINUTES (October Board Meeting)

DATE	October 20, 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
------------------	--

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">- The HOA received word from an insurance company regarding reimbursement for the damaged HOA sign that they are close to paying a settlement.b. Finance Committee<ul style="list-style-type: none">-c. Covenants Committee Report (Jaden)<ul style="list-style-type: none">-3. Public Comment Period<ul style="list-style-type: none">-4. Neighborhood Watch (Mary)<ul style="list-style-type: none">-5. Consent Agenda

Pleasant View HOA

DISCUSSION NOTES

a. Motion to Accept September Minutes: 1st: Mary, 2nd: Marissa; Motion Accepted.

b. Treasurers Report

- Motion to Accept Financials: 1st: Jaiden, 2nd: Jean; Motion Accepted.

--The HOA Board approved and directed Ruth to shred all old copies of Deeds (for non-current HOA homeowners) that she has in the HOA fireproof safe.

6. New Business

- Met with Rob, an arborist, to discuss HOA trees treatment proposals

--Recommended the HOA a proposal packet with specific items, such as precise tree inventory (different types and levels: species, height and width, existing issues and damage, etc...). Suggested to initially have a 1) tree count and 2) sizing ("DBH") and 3) species. Next, do a location of the trees. There are tree inventory experts that can do this.

-- Aphids are tree-specific species, but the insecticides used can control all the different types.

-- Treatments include ground treatment and tree injections.

-- Trees that have been treated will be protected from trees that have not been treated.

-- Recommends a systemic treatment, but only after a tree inventory is done to determine which trees would benefit and which ones wouldn't.

- First Reading of proposed 2026 Budget

7. Old Business

-The piece of boulevard on England Blvd. and Fleet that is HOA property where the sprinklers were cut will be repaired during spring 2026 when the water is turned back on.

Meeting Adjourned at 7:30 PM MT