

# Pleasant View HOA

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## MEETING MINUTES (December Board Meeting)

<b>DATE</b>	December 15, 2025
<b>TIME</b>	6:00 PM MT
<b>LOCATION</b>	Bailey's Coffee Shop
<b>AUTHOR</b>	Steve Schmidt

<b>ATTENDEES</b>	Claudia Hall Ruth Hexter Jean Graham Shelly Hibbert Marissa McCrea Mary Pheifer <del>Becca Bauer</del> Jaden Smith Kent Anderson Steve Schmidt
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<b>OBJECTIVE</b>
Monthly Pleasant View HOA Board Meeting

<b>DISCUSSION NOTES</b>
<ol style="list-style-type: none"><li>1. Call To Order 6:03 PM MT</li><li>2. Committee Reports/Presentations<ol style="list-style-type: none"><li>a. Grounds Committee (Claudia)<ul style="list-style-type: none"><li>- Street light went out at Melrose and Stratford, Jacobson Electric was called to inspect which they did and did repair.</li><li>- Jacobson Electric was called out to inspect and repair an electric outage at the Grizzly Circle.</li></ul></li><li>b. Finance Committee<ul style="list-style-type: none"><li>- Third and Final Reading of the proposed 2026 HOA Budget.</li><li>--HOA Board had a discussion to review the 2026 Bookkeeper proposal that is part of the proposed 2026 HOA Budget. Proposal was signed for the term through March 31stm 2026.</li><li>--Motion to approve the Proposed HOA Budget for Fiscal Year 2026: 1<sup>st</sup>: Shelly; 2<sup>nd</sup>: Marissa. Motion passed.</li><li>- Recommendation to cash two of the CD's that are coming due in January to be able to use to cover tree treatments, and will rollover the remaining ones.</li></ul></li><li>c. Covenants Committee Report (Jaden)<ul style="list-style-type: none"><li>- Nothing to report</li></ul></li></ol></li><li>3. Public Comment Period<ul style="list-style-type: none"><li>-</li></ul></li></ol>

# Pleasant View HOA

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## DISCUSSION NOTES

4. Neighborhood Watch (Mary)

- Nothing to report

5. Consent Agenda

- a. Motion to Accept October Minutes: 1<sup>st</sup>: Marissa, 2<sup>nd</sup>: Mary; Motion Accepted.

b. Treasurers Report

- Motion to Accept Financials: Tabled for January 2026 HOA Board meeting

6. New Business

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7. Old Business

- The soccer nets from Hexter park have been taken down and are being stored in Ruth's garage.

Meeting Adjourned at 7:21 PM MT

# Pleasant View HOA

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## PRIOR MEETING MINUTES (November Board Meeting)

<b>DATE</b>	November 17, 2025
<b>TIME</b>	6:00 PM MT
<b>LOCATION</b>	Bailey's Coffee Shop
<b>AUTHOR</b>	Steve Schmidt

<b>ATTENDEES</b>	Claudia Hall Ruth Hexter Jean Graham Shelly Hibbert -Marissa McCrea Mary Pheifer Becca Bauer Jaden Smith Kent Anderson Steve Schmidt
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<b>OBJECTIVE</b>
Monthly Pleasant View HOA Board Meeting

<b>DISCUSSION NOTES</b>
<ol style="list-style-type: none"><li>1. Call To Order 6:00 PM MT</li><li>2. Committee Reports/Presentations<ol style="list-style-type: none"><li>a. Grounds Committee (Claudia)<ul style="list-style-type: none"><li>- 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.</li></ul></li><li>b. Finance Committee<ul style="list-style-type: none"><li>- 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"><li>- 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...)</li><li>- 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.</li></ul></li></ul></li></ol></li></ol>

# Pleasant View HOA

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## DISCUSSION NOTES

### c. Covenants Committee Report (Jaden)

- Receiving complaints on cats in the neighborhood.

### 3. Public Comment Period

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### 4. Neighborhood Watch (Mary)

- Nothing to report.

### 5. Consent Agenda

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

- b. Treasurers Report

- Motion to Accept Financials: 1<sup>st</sup>: Becca, 2<sup>nd</sup>: 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