

# Pleasant View HOA

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## MEETING PLAN (Monthly Board Meeting)

<b>DATE</b>	May21, 2012
<b>TIME</b>	6:00 PM
<b>LOCATION</b>	Glen Garra
<b>AUTHOR</b>	Bill McGlynn

<b>PLANNED ATTENDEES:</b>	Ruth Hexter Jim Kelly Rod Austin Donna Dietz (absent) Sam Allen Marcus Jackson Bill McGlynn Farrah Koch Lanette Perkins Steve Schmidt
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<b>OBJECTIVE</b>
Monthly Pleasant View HOA Functional Board Meeting

<b>DISCUSSION PLAN</b>
1. Call To Order 2. Reports/Presentations A. Treasurer's Report (Ruth Hexter) B. Grounds Committee (Rod Austin) C. Finance Committee (Jim Kelly) D. Neighborhood Watch E. Communications Committee (Billy McGlynn) F. Public Comment Period 3. Consent Agenda A. Minutes 4. New Business 5. Old Business

### Discussion Notes:

- Confirmation of Quorum for meeting, 6:05 p.m.
  - Steve calls quorum

### - Committee Reports-

- *Grounds Report* (Rod)
  - Camden has been sprayed and mowed
  - Missing tree inventory...HOA first
  - Dandelions need to be addressed
  - Rocks in Blvds. need to be addressed

# Pleasant View HOA

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- Letters will be sent out
- *Treasures Report* (Ruth)
  - Discussion of Balances, Receivables, and Liabilities
    - All specifics can be obtained by contacting the Treasurer (Ruth Hexter)
- *Finance Committee*
  - Financial review can be obtained by contacting either Jim or Ruth
- *Neighborhood Watch*
  - Incidents have been slowing down
  - More people still need to become involved
- *Communications Committee*
  - The sign for the park will be ready as soon as we figure out setback restrictions
  - Website has important information, check it out
  - Public lighting information regarding burnt out lights has been posted on website
- *Public Comment*
  - Chris Reinhart is looking into having a block party and wants to know if there are any usage requirements for HOA land
    - As of now, any HOA member may use the common areas in which ever way they see fit as long as it does not disturb others, there is no policy in place
  - Sprinklers running at the wrong time on Fleet St.
- *Consent Agenda*
  - Minutes for March
    - Rod motions to accept... Second by Sam... General Vote... Ayes have it
- *New Business*
  - Farrah Koch needs to be appointed because she should have been re – elected in spring to fill a 3 year term
    - Sam motions to appoint Farrah until the next election... Second by Rod... General vote...ayes have it
  - Farrah will have to run again in fall 2012
  - Accessory Dwelling unit proposal
    - Motion by Rod to oppose ADU's... Second by Bill... General Vote... Ayes have it
  - HOA facilities Document Review
    - First readings (will be posted at end of document)
  - Management and Maintenance of HOA owned mailboxes
    - Motion by Bill for the Grounds Committee to fund maintenance of mailboxes... Second by Sam... General vote... Ayes have it
  - Discussion of Leftover SID recommendations
    - Overage on England Blvd. SID is approximately 117K
    - No way to use it on any other project other than on England Blvd.
    - City wants a turn lane on England and Reserve
    - What should the HOA recommend?
      - Lights? Trees? Turning Lane? Crosswalks?
    - Hellgate Meadows also has a say
    - Motion by Rod to recommend Lights, Raised Crosswalks, Crosswalk signs, and Trees for the leftover SID... Second by Marcus... General vote... Ayes have it
- *Old Business*

# Pleasant View HOA

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- Attorney Reps. And covenant enforcement
  - Bill Wagner... Daugherty attorney... conflict of interest
  - Dan Cedurburg... Represents Linda Vista... Good ideas for enforcement... did work on our by – laws
  - Kevin Jones... Represents several HOAs
    - Sues for enforcement of covenants
    - Stated covenants, if more stringent than city, are enforceable
    - Idea... Sending HOA letters first... then stating that the next letter will come from an attorney with an assessment
- Committee recommends Kevin Jones
- Sam has spoken to and received two recommendations for Kevin
  - Motion by Bill to pursue Kevin Jones as our attorney... Farrah seconds... General vote... Ayes have it

Motion to adjourn 8:15

**Policy**

**3060**

**Page**

**1 Of 2**

**Adoption:**

**Jul 16, 2012**

**Reviewed:**

## **COMMUNITY RELATIONS**

### **Use of HOA Facilities – Group Use**

A resident wishing to invite a group of non-residents to use Pleasant View HOA common park areas must be current with their homeowner dues, and discuss their plans with the Treasurer and/or President two (2) weeks prior to the party or group use.

In the event of a conflict, priority will be given to:

- Pleasant View Homeowners in good standing
- HOA or Community Betterment Groups (Scouts/PTA)
- Community and/or Nonprofit Groups

Authorization for use of HOA facilities shall not be considered as endorsement of or approval of the activity group or organization nor for the purposes it represents.

### **These guidelines must be adhered to:**

1. Groups of 10 or more non-residents (children and adults), or any group of 20 or more, are considered to be a party and subject to this policy.
2. Groups or parties are not to exceed 25 non-residents, (children and adults).
3. A refundable deposit of \$200.00 also to be given to the Treasurer to cover potential damage or non-cleanup.
4. A Release – Covenant Not to Sue – and/or Indemnity must be signed (To be developed).
5. This policy does not allow for use of common areas for sports practice.

## Pleasant View HOA

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6. A park resident must sponsor, be responsible for and supervise the group while they are in the park. The sponsoring Pleasant View HOA resident is responsible for insuring all non-residents are aware of and adhere to the general park rules.
7. At least one adult resident (18 years or older), must be present at all times during the activity in the park. Children's or teenagers' parties must have adequate adult (18 years or older) supervision, (i.e. several adults may be required if children are spread out over the park). At least one adult per 10 children is recommended.
8. Music and noise should not be offensive to other residents. Parties must disband by 10:00 p.m.

# Pleasant View HOA

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**Policy** 3060  
**Page** 2 of 2  
**Adoption:** Jul 16, 2012  
**Reviewed:**

## COMMUNITY RELATIONS

### Use of HOA Facilities – Group Use

9. Groups/individuals must follow all applicable state and federal laws during the use of the park and its facilities, and individuals are required to indemnify the Pleasant View HOA for any adverse consequences during their use of the facilities.
10. Inflatable Play Structures/Slides/Bounce Houses, (**IPS**), placed on Pleasant View HOA property:
  - a. Require proof of insurance: An insurance certificate, providing proof of at least \$1 million dollars of liability/special event insurance, must be obtained and provided to Pleasant View HOA's Treasurer seven days prior to erecting the structure. The insurance certificate is to name Pleasant View HOA as an additional insured party with waiver subrogation. An **IPS** may not be placed on Pleasant View HOA property without the insurance. Failure to provide the insurance certificate will result in the member's deposit being forfeited, and the Board suspending the member's right to hold parties in the park.
  - b. An adult should be monitoring the structure at all times.
  - c. If an **IPS** is to be erected on Pleasant View HOA property, Pleasant View HOA's Group Use/Party Policy must be signed and adhered to regardless of the number of participants.
  - d. If a Pleasant View HOA member places the **IPS** on their own personal property there is no need to provide the insurance certificate to Pleasant View HOA.
11. Failure to comply with these guidelines could result in fines, loss of deposit and/or loss of park privileges for the resident.

ASSESSMENT:	Clean-up:	\$50 per hour, per person.
	Repairs:	Actual damages plus 20% punitive damages.
12. In consideration of other Pleasant View HOA residents who may wish to use the park:
  - a. A resident may reserve the park a maximum of two times during a calendar year.
  - b. The park cannot be reserved on holidays such as: Easter, Christmas, New Years, Labor Day, Memorial Day, 4th of July, or Thanksgiving Day.
  - c. Only one party / group per day may be scheduled to use the park.
  - d. Use of the park must not be scheduled for more than 4 hours in length.
  - e. The park cannot be closed for private parties. The park and its facilities must still be available for use by Pleasant View HOA residents even when groups/parties are using the park.

\_\_\_\_\_  
Pleasant View HOA Resident

\_\_\_\_\_  
Date signed

\_\_\_\_\_  
Date using Park

\_\_\_\_\_  
PV HOA President or Treasurer approved