

# Pleasant View HOA

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## MEETING PLAN (Monthly Board Meeting)

<b>DATE</b>	July16, 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 (absent) 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 (Steve Schmidt) 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-

- Treasures Report* (Ruth)
  - Discussion of Balances, Receivables, and Liabilities
    - All specifics can be obtained by contacting the Treasurer (Ruth Hexter)
- *Grounds Report* (Rod/Steve)

# Pleasant View HOA

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- Letters to homeowners regarding trees should have been sent out... they have not
- Lawns of Montana has sent the HOA for a bill regarding Grizzly Circle
  - Circle is costing the HOA more money than dues around circle
  - Steve will be recommending water shut off
- Neighbor Dave Orth is willing to trim overgrown trees...just wants HOA to pay for disposal
  - Are there any city guidelines to be followed?
  - Would private homeowners want this?
- Trees are not planted on side streets... Why?
  - Trees are not required
  - Is there a City of Missoula program?
  - Could we get a neighborhood grant?
  - Steve will investigate
- Should Lawn Doctor be called for Camden
  - Can we do a controlled burn?
  - Can we get parks and rec to mow it again...it is their property!

## - Finance Committee (Jim)

- Committee is inactive because financial reports are needed
- Jim will be stepping down
- Jim recommends auditing the books
  - Funds need to be allocated
- Finance committee needs direction in which way the HOA fund are spent
  - New budget due in October

## - Neighborhood Watch

- It has been abnormally quiet... this is good
- Website has all the crimes reported/listed
- Watch can contribute 100 dollars to picnic

## - Communications Committee

- The sign for the park is ready... setback requirements needed
  - There are none...
- Note will be posted on the website directing homeowners to trim low overhanging branches

## - Public Comment

- Someone has suggested another garage sale
  - Is there a city limit on the number of garage sales?
  - Should the bi-annual meeting be moved to that date?
  - Should there be pre- registration?
  - There is limited budgeted funds for this year
  - Idea will be spoken about for next year
- Proposals for enforcements of rules and regulations have not been followed through in a timely manner... This issue needs to be put back on track
- A person needs to be put in place to head up addressing this issue
  - A step by step process needs to be put into place for covering the enforcement of HOA covenants
  - Does this need to be a paid position or volunteer
  - Farrah and Ruth volunteer their time
  - More people are needed
  - When can action be taken and by whom?
  - Should we distribute the task of covering homes...Yes
  - Board needs to accept or reject recommendations

# Pleasant View HOA

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- Attorney documentation needs to be sent out
- New Covenant Committee is being formed
  - Rod, Ruth, Sam, Jim and Farrah
  - Meeting to be held August 8<sup>th</sup>
- *Consent Agenda*
  - Minutes for July
    - Rod motions to accept... Second by Farrah... General Vote... Ayes have it
- *New Business*
  - Fencing issue in Phases 1, 2, 3
    - Petition to allow 6 ft fences was signed by 75% for phased 1 and 2
    - Documentation has been lost... it is not recorded by the City
    - Needs to be filed
    - Issue will be forwarded to attorney
  - Political Signage
    - Covered under free speech
    - HOA can regulate the number of days and size
    - Issue will be sent to attorney
    - Steve will get written documentation of all attorney findings
- *Old Business*
  - Use of HOA facilities document review
    - Should people be able to use property as they see fit or should we have a policy in place?
    - 2<sup>nd</sup> reading... see below
    - Motion to accept by Farrah...2<sup>nd</sup> by Ruth...General vote...ayes have it... Bill votes no... Motion passes

Motion to adjourn

**Policy**

**3060**

**Page**

**Adoption:**

**Reviewed:**

**1 Of 2**

**Jul 16, 2012**

## **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.

# Pleasant View HOA

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## **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.
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