

Pleasant View HOA

MEETING PLAN (Monthly Board Meeting)

DATE	August 20th, 2012
TIME	6:00 PM
LOCATION	Glen Garra
AUTHOR	Bill McGlynn

PLANNED ATTENDEES:	Ruth Hexter Jim Kelly Rod Austin Donna Dietz Sam Allen Marcus Jackson Bill McGlynn (excused) Farrah Koch (excused) Lanette Perkins (excused) Steve Schmidt
---------------------------	---

OBJECTIVE
Monthly Pleasant View HOA Functional Board Meeting

DISCUSSION PLAN
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 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

- Discussion about spreadsheet (list of all addresses in neighborhood) that Ruth e-mailed everybody. She noted that we should use it when we do the tree survey and similar surveys.

- Sam and Steve noted that attorney agreed with our approach of sending letters to both owners and renters

- **Committee Reports-**

Pleasant View HOA

- Treasures Report (Ruth)

- Discussion of Balances, Receivables, and Liabilities
 - All specifics can be obtained by contacting the Treasurer (Ruth Hexter)

- Grounds Report (Rod/Steve)

- Rod talked about tree letter. He sent it to Missoula's Urban Forester. Rod sent to Marcus this morning. Jim agreed to update the letter with the Urban Forester's comments and the pamphlet before it is sent out. It will be reviewed by attorney before sending it out and Rod and Marcus will revisit the list of properties out of compliance with boulevard planting before the letters are sent to reconcile differences on the list with Ruth's list of properties. HOA trees will be planted in the Spring.
- Discussion about the July 19th e-mail from Ruth regarding the property that continues to share irrigation valves with the HOA. Steve thought that we had already told Liz to complete the work earlier this summer. It will be checked into again. May cost more than thought...city will have to meter the HOA's separately.

- Finance Committee (Jim)

- Jim noted that the Finance Committee still hadn't met. The numbers slightly off, but the bottom line is the same. It can and will be fixed. Ruth discussed a software issue that has caused problems.

- Neighborhood Watch

- Jim said three or four incidents this month. Pretty quiet overall.

- Communications Committee

- Billy not present.
- Steve mentioned that a lady representing the group home offered to put link to their newsletter on our website.
- Jim noted that he had hot-linked all of our e-mails on the website so that people can contact us quickly.
- We should review website again.
- Big items are currently listed on website.

- Public Comment

- Discussed a garden shed that has been used as a bedroom (heat and power). Since the person is living in the shed is moving, it will take care of itself.

- Consent Agenda

- Minutes for July

- Jim mentioned that he should be off the Covenants Committee. Rod moved to approve as amended (Billy to remove Jim's name), seconded by Donna...passed.

- Covenants Committee (Rod and Sam)

- Sam noted that we need the by-laws rule changed to all the board to enforce covenants (not in there now).
- Jim circulated a resolution that allowed board to enforce and an amendment for resolution to enforce rules and regulations. He also circulated formal statement of architectural control review committee (what committee does and how it functions)
- Discussed concerns about the Nov. 2011 meeting being invalid. Sam asserted that unless minutes of the November meeting shows that somebody in attendance specifically attended the meeting to object to the business of the meeting, it is valid (as per 4.7...he noted that 3.5 is specifically to notifying members of biennial membership meetings.). Therefore, called for the 2nd reading this evening.

Pleasant View HOA

- Jim recommended motion on 1st amendment of by-laws. Sam read it.
- Jim read amendment for resolution to enforce rules and regulations.
- Rod moved, Ruth seconded acceptance of the amendment (passed).
- Rod moved, Donna seconded acceptance of the resolution (passed).
- Jim discussed the appeal process policies and procedures. Rod moved, Ruth seconded to accept (passed).
- Jim noted the committee will include no more than 3 board members with either 2 or 4 non-board members (keep an uneven vote). Non-board members must be HOA members who are current on their dues. We must know and designate duties and responsibilities of committee. Should note on website that we'll be looking for committee members.
- Sam noted that the Covenants Committee will need to appropriately document issues and send out last chance letter.

Motion to adjourn