

Pleasant View Homeowner's Association

Missoula, MT

HOA Newsletter

<http://www.pleasantviewhomes.org>

Winter 2013

Bailey's Future

With the new home construction in Pleasant View coming to a close in 2013, the neighborhood coffee shop and market located in Pleasant View has an uncertain future.

Bailey's is an asset to the neighborhood and is considered an enhancement to property values in Pleasant View. Let's support Baileys by planning to make it a regular stop during your week. Along with the coffee and market items, Bailey's serves soup, sandwiches from Pattee Creek Market, and bakery goods from Black Cat Bake Shop.



Pleasant View Lawn Care Contract Up For Bid

Pleasant View Homes Owners Association's (HOA) is actively seeking bids to maintain the green areas for which it is responsible for. This includes the various parks, boulevards, and the greenbelts that run between the backyards of homes.

For interested bidders, Request For Proposals (RFP's) can be attained by request through the Pleasant View HOA website (<http://www.pleasantviewhomes.org>), and advertisements will be placed in the Missoula Independent newspaper.

To ensure that the bidding process has the best interests of the HOA and is fair to all bidders, the HOA Board has adopted a purchasing process, which can be viewed on the back page of this newsletter.

2013 General Budget

The 2013 General Budget was presented by the Finance Committee at the December HOA Board meeting. Pleasant View HOA General Budget and other financial reports are not published publically, but is made available to Pleasant View HOA members (i.e., Homeowners) upon request. Requests can be made by calling the Pleasant View HOA Treasurer, Ruth Hexter, at (406)728-3637.

An Open Invitation to HOA Members

The Pleasant View HOA invites all it's members to the monthly Board Meetings. It's a great way to stay current with the neighborhood, and provides an open forum for HOA members to offer ideas and commentary. There are several committees that are open to all HOA members to serve on. Make 2013 the year to become involved!

Winter HOA Board Meetings Schedule

Meetings are held at the Glengarra Place Senior Apartments clubhouse, 3900 Galway Avenue. The meetings for the first quarter of 2013 are on January 21st, February 18th, and March 18th at 6:00 PM.

Bailey's Coffee House & Market

Winter Hours:

7AM – 7PM Mon. – Fri.

9AM – 5PM Sat. – Sun.

Now Serving Soups & Sandwiches!

PLEASANT VIEW HOMEOWNERS ASSOCIATION

Bid Requirements

Whenever in the opinion of the Board the cost of any supplies, equipment or work shall exceed \$10,000 , clear and definite specifications shall be prepared and made available to all vendors interested in submitting a quote/bid.

The Chairperson may solicit bids by telephone and/or written quotation for furniture, equipment and supplies which have an estimated cost of less than \$10,000 . At least three telephone or written bids shall be secured prior to the date established by the Board. All telephone quotations must be confirmed in writing within seven days in order to constitute a valid quotation.

When the cost of any supplies, equipment or work shall exceed \$10,000 but less than \$30,000, informal quotes shall be solicited from responsible vendors.

On projects estimated to cost more than \$30,000, the Association may utilize a payment and performance bond requirement and retainage requirements.

For purposes of this procedure, a lease-purchase agreement, whereby the Association may own the property at the end of a lease term, shall be subject to the same conditions as an outright purchase.

The Board may by resolution reject any and all bids and make further calls for bids in the same manner as the original call. The Board reserves the right to purchase through an inter-local cooperative agreement with a governmental agency provided such agency has complied with applicable bidding requirements.

The following procedures shall be in effect for purchasing through the bidding process:

- A. Formal bids shall be opened at the time and place stated in the advertisement for bids, and any interested member of the public may attend the bid opening. It shall be the bidder's sole responsibility to see his/her bid is delivered to the Association prior to the time set for opening of bids. Any bid received after the time set for opening the bids shall be returned to the bidder unopened and shall receive no consideration by the Association.
- B. Formal bid tabulations shall be presented at the next regular meeting of the Board for study purposes.
- C. Formal bid awards may be made by the Board on the basis of committee recommendations at the second meeting after the bid opening except the Board can waive this requirement when time is of the essence.
- D. The Association shall reserve the right to reject any or all bids and make the award in its best interest.

The following factors shall be considered in determining the lowest responsible bidder:

- A. The ability, capacity and skill of bidder to perform the work required;
- B. The character, integrity, reputation, judgment, experience, and efficiency of the bidder;
- C. The ability of the low bidder to perform the work in the time specified;
- D. The quality of performance of previous contracts or services;
- E. The previous and existing compliance of the bidder with laws relating to public works; and such other information related to the performance of the contract as the Board deems advisable.

Purchasing: Relations with Vendors

Financial and business transactions of the Association shall be carried out in conformity with the law and consistent with sound and ethical business practices.

Purchasing decisions shall be made on the basis of objectivity and shall not be influenced by friendships or other personal relationships. Board members or staff shall not accept a gift or favor from vendors or prospective vendors or other firms or individuals who have had or hope to have transactions with the Association. Financial interests of Board members or staff in any Association purchase, sale or other transaction shall be prohibited.