

Pleasant View HOA

MEETING PLAN (April Board Meeting)

DATE	April 20, 2015
TIME	6:00 PM MT
LOCATION	Glen Garra
AUTHOR	Steve Schmidt

PLANNED ATTENDEES:	Ruth Hexter Jim Kelly Donna Dietz (excused) Marcus Jackson Bill McGlynn (excused) Mike Tuinstra Mike Ratzburg Steve Schmidt
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OBJECTIVE
Monthly Pleasant View HOA Board Meeting

DISCUSSION PLAN
<ol style="list-style-type: none">1 Call To Order2 Reports/Presentations<ol style="list-style-type: none">a) Treasurer's Report (Ruth Hexter)b) Grounds Committee (Billy McGlynn)c) Finance Committee (Jim Kelly)d) Neighborhood Watch (Donna Dietz)e) Communications Committee (Billy McGlynn)f) Covenants Committee Report (Mike Tuinstra)g) Public Comment Period3 Consent Agenda<ol style="list-style-type: none">a) Minutes4 New Business<ol style="list-style-type: none">a) Election of Vice President<ol style="list-style-type: none">i) If a Board member is unable to continue to serve as an officer, a replacement shall be elected immediately. (Policy 1020)b) Review of Policy Series 1000c) First Reading – New Policy<ol style="list-style-type: none">Policy 1211 – Email MeetingsPolicy 2100 – Record RequestsPolicy 3050 – Fences5 Old Business

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DISCUSSION PLAN

Has anyone thought about a reduction in the size of the Board of Directors? As a general rule, the larger the board, the more unwieldy it becomes. Also, finding volunteers, as evidenced by the effort to fill Director #9 position, can be a problem. Small to moderately-sized associations usually have 5 directors. As a result, some associations will amend their bylaws to reduce a nine or seven-member board to five directors, or reduce a five-member board to three directors. My suggestion would be a reduction to 7 directors.

When bylaws are amended to reduce the size of the board, all existing directors retain their seats until their term expires, at which point the number of seats reduces to the new number.

Any reduction of the authorized number of directors or any amendment reducing the number of classes of directors does not remove any director prior to the expiration of the director's term of office unless the reduction or amendment also provides for the removal of one or more specified directors.

NO ACTION AT THIS TIME

Discussion Notes:

- Confirmation of Quorum for meeting, 6:05 p.m.
 - Steve calls quorum and makes a motion to move signing of Nature's Best lawn contract, Picnic planning, and Captain John Mullan update to New Business.
 - Mike T. designated as secretary for the meeting to copy minutes, since he did a good job last time, and used a smiley face! ☺

Committee Reports

- *Communications Committee* - Nothing to report
- *Covenants Committee* - (Mike T.)
 - Now that the weather is warming up, a few trailers are popping up in the neighborhood. A couple of them have been reported.
 - Report on two Stratford properties with junk and dismantled vehicles in the driveways and on street. City has been involved in tagging abandoned vehicles parked on the street. We have sent letters to both homeowners to notify them of covenant violations and request compliance. One property has had an attorney letter sent, and we are awaiting the attorneys' decision to deal with non-compliance. The other property cleaned up the junk vehicle.
 - Mike T. suggests that he be removed from the grounds and finance committee to chair the covenants committee. Steve appoints Mike to chair the covenants committee. It sounds as if another homeowner or two is interested in joining the committee.
- *Grounds Report* - (Mike T.)
 - Discussion of basketball court and 9 emails received. The majority want it at Bailey's (5), a couple want it in Richard "Dick" Hexter Park (2), and one party

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- is happy with it either in the previous stated location or along Flynn. A couple don't want it in any of these locations, one suggested in the flat lot NE of the neighborhood, and one in the city 5 acre park. It was decided that the grounds committee will meet to decide the location and recommend that to the board at the next meeting for a final vote. 2 public comments also supported Bailey's.
- Discussion about the 5 streetlights out on England, between Lancaster and Westminster, and a bid to fix from PETES. Neely Electric gave a second opinion agreeing with the previous bid. Grounds committee needs to discuss and recommend action to the board.
 - Nature's Best is out mowing and getting irrigation systems ready for use.
- *Finance Committee* - (Jim)
- Nothing to report
- *Neighborhood Watch* - (Jim)
- Nothing to report
- *Public Comment*
- No comments
- *Consent Agenda-Meeting Minutes*
- March Minutes - motion to accept by Marcus, second by Mike R., motion passes all ayes.
- *Treasures Report* - (Ruth)
- Discussion of Balances, Receivables, and Liabilities
 - One homeowner with a \$1500 dues bill will pay us \$200 a month until paid off.
 - Brief discussion with balance sheet percentage changes
 - Rising number of people paying dues with ACH (electronic) payments
 - Motion to accept by Marcus, second by Mike R., motion passes all ayes.
- *Consent Agenda*
- Meeting minutes not posted from February, no vote to accept.
- *New Business*
- Jim reminds board that the Vice President position must be filled. Marcus volunteers, all ayes to accept, no opposition. Marcus is elected to the vacant Vice President position!
 - Jim presents all members with a final copy of policy series #2000.
 - First reading of Policy 1211 - Email meetings. Boards should not conduct business via email
 - First reading of Policy 2100 - Record Requests. Now that we have approved records retention and destruction policy, we need to understand how to manage those requests.
 - First reading of Policy 3050 - Fences. Discussion of covenants, gives ability of all phases to share same fencing guidelines.
 - As Board members, please read and come prepared to discuss these policies and any questions/changes you may have at the next board meeting.
 - Signing of Nature's Best lawn care contract

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- Picnic planning (May 30) - same items and flow as last year, which worked well.
 1. Tent set-up
 2. Bouncy House and Slide, Trampoline
 3. Waste Management container
 4. Sweet Pea port-a-potty
 5. Albertson's Chicken, potato salad
 6. Ice cream coupons for Bailey's
- Anne Nelson presented updates from the Captain John Mullan Neighborhood Council
 1. In discussions with the city engineer and bond council, it is understood that we can use the SID money (approx \$108,000) for traffic calming on England Blvd. Could build a sidewalk extension/pedestrian platform which would serve to restrict or narrow the blvd, causing traffic to slow down. It would also create a shorter path to cross the street. The desire of this method is to improve the value of homes and integrate the community.
 2. Parks and Rec will post online about equipment allowances for the 5 acre park. \$100,000 is earmarked for playground equipment at the park. Still using the approved Charette plan (approved in 2010).
 3. Currently no Mountain Lion bus service on England. We could change that by submitting a petition. The above mentioned pedestrian platform might also serve to entice Mountain Lion to begin service in our community.

- *Old Business*

- Ruth suggests that the Board (most likely covenants committee) should send letters out to all homeowners drawing attention to the covenants for their specific phase, and trying to keep this a matter of importance. Also mentioned that we stress to Landlords that their tenants are responsible to follow the covenants. This discussion was brought up under the above fence policy, but fits better under old business.
- Quick discussion of concern over a neighbor starting a business in their house. There are and have been no problems so far, but Steve and Ruth will monitor and communicate with those concerned.

Motion to adjourn by Steve, 2nd Mike T., @ 7:38 p.m.