

ASSOCIATION - BOARD MEETING MINUTES - Feb. 19, 2007

Meeting was opened at 6:15 P.M. by our president Ron Ewart.

Present were

President: Ron Ewart

Vice President: David Huerta

Secretary: Dick Hexter

Treasurer: Jennifer Phenicie

Board Members: Richard Chapman, Donna Dietz, Mardi Milligan, Josiah Hodge.

Guests were Liz Maines Cutting Edge & Carl from Lawns of Montana

Minutes of the January meeting were read by Secretary Dick Hexter, minutes were accepted and second.

Treasurers report: Five homeowners not paying dues and less than ten percent behind. Jennifer stated we have four or five that we need to put liens on their property. It was stated we need to have a three letter process, before we place a lien. It was stated that a lien will hurt their credit and we wouldn't lose any money like we would if we put it out for collection. Donna Deitz and Dick Hexter volunteered to help with the lien process. Ron suggested we get a committee set up to work on this. All were in agreement.

1. Ron discussed the landscaping bid of Cutting Edge in regards to not yet being signed. Ron suggested we listen to Liz and then Carl.

2. Liz first addressed the fact she submitted her bid last fall and we held up signing it until we found out what she was going to be doing and what the city was going to do. We did discuss however that Liz would get the new contract. Liz stated that she wasn't aware that we were seeking other bids and she has based her advertising and equipment purchasing on the fact Pleasant View was such a huge contract. Liz was in contact with the city and they told her that they would mow the larger parks but no small park areas or common areas or greenways. It was decided that contract would go to Cutting Edge.

3. Carl from Lawns of Montana spoke and said he wanted to put in a bid just so that Pleasant View was not paying too much and he has an interest in after all he owns four homes and pays homeowner dues on all of them. It was decided that we accept their bid and discuss it at a later date. A motion was made we close this issue and move on and discuss at a later date.

4. Liz brought up that is time to do lawn fertilizing, it was that some homeowners said they don't want chemicals on the lawns. After much discussion, it was decided we go ahead with with granular weed & feed, because it is longer lasting and more effective and is not air bourn, and it is safe after one watering.

5. Fence problem was brought up and after much discussion it was decided to let the city take care of it through a letter process. If the homeowner doesn't move the fence in the allotted time, the city would have a fence contractor move it and

collect through a tax process. It was decided that we discuss this problem at the March 19th meeting and the general meeting in April.

6. The problem of moving trees, because of stop signs was brought up. It was decided to pay Carl to move the trees, but it has to be done soon as they are starting to bud. It was decided that we move the trees around the corner in the common area.

7. There was a discussion about the street lights that were out and who is going to fix them. Palmer electric who installed them doesn't seem to want to do it. It was suggested we get Maclay electric who is installing them now to fix them or maybe we have Liberty electric give us a bid.

8. We talked about what was going to be covered in the April general meeting agenda. Ron suggested (1) elections of officers and board members, (2) Discussion of fences in common areas and rights-of way. (3) Delinquent dues and collection option. (4) landscaping requirements.

9. A motion was made we adjourn the meeting and a second was made and the meeting was closed at 7:12 P M.