

ASSOCIATION - BOARD MEETING MINUTES - July 21, 2008

Ron Ewart, President at 6:09 P.M, called meeting to order.

Present were

President: Ron Ewart

Vice President: Richard Chapman

Secretary: Dick Hexter

Treasurer: Ruth Hexter

Board Members: Bob Hayes, Rod Austin, Donna Deitz, and Mardi Milligan

Guests: Liz Maines of Cutting Edge and Monica Sells, homeowner.

Mardi made a motion to approve the June minutes; seconded by Bob Hayes.

Old Business:

Discussion of whether there is a need to fence both ends of the greenway between Connery & Concord to keep construction and landscape crews out of the greenway after it has been seeded. The Board felt that the need was not there.

Putting lawns in after the homeowner moved in was discussed. The covenants require it be done within 6 months and several homeowners are not in compliance. Dick Hexter will photograph those lawns and a certified letter will be sent in a timely manner.

New Business:

Ruth brought the billing from Lawns of Montana for review and wanted to know if anyone from the Board authorized planting of 31 trees. No Board member recalled having done so. Ron said he has talked about tree replacements with Carl but said he never once said he authorized Carl to replace trees. Dick told the Board that he submitted the bill to the Diddels but they said they did not authorize the replacement of these trees either. The Board decided to send a letter to Lawns of Montana stating that no one on the Board authorized the replacement of the 31 trees. Rod made the motion to send the letter and it was second by Richard Chapman.

Someone reported that Carl said he'd do "quality control on the trees" - his father would be watering trees from a tank on his truck.

It was suggested PVHOA should subtract damages to the greenway in question from any payments made to LOM. Dick Hexter moved to pay the bill with a proviso that no work is to be done by any contractor without written authorization. He also moved that \$450 be deducted from any payment to LOM for costs incurred repairing the greenway.

Discussion: Bob Hayes had qualms about paying for ANY tree replacement, as they are the responsibility of each homeowner; if we pay for these then other homeowners will see this as a precedent.

Liz Maines reported that the anti-dog-poop signs were to be anchored, with the grounds committee to determine the locations

Bob Hayes said that he is still waiting for bids from 3 contractors to replace dead trees and to install new trees along England Blvd. We again agreed that out-of-warranty tree replacements would be at the Homeowners expense. Ruth will send a letter to the Homeowner advising them that they need to replace the dead trees or that we will replace at their expense.

Back to old Business:

The water bill payment problem for the original model home was re-visited. The Board decided to pay 2/3rds of the water bill quarterly. Liz said she would send a letter to the homeowner to see if this would meet with their approval. The Board knows that this will always be a provision for any future homeowner of this house. It was acknowledged that the underground water irrigation system for the homeowner and the common area are intertwined; therefore, it is not cost effective to change out the water systems and electrical systems.

Liz presented a bid to put bubblers on each to the trees in parks 1 and 2 and in the common areas along England Blvd. The Board unanimously approved the bubblers for the 11 trees at \$50.00 to \$70.00 per tree.

Back to new Business:

Liz Maines pointed out that properly cut lawns should have blades of grass measuring between 3.0 and 3.75 inches tall and she demonstrated an effective way of

measuring grass length with a pencil marked at intervals of 2.5, 3.5, 3.75, and 4.0 inches, measured beginning at the point on the pencil where the pencil sharpener stops. Insert the pencil into the ground down to the point, measure your grass, and adjust your mower accordingly. We decided to put this information into our next newsletter.

We considered putting in a reader board at the entrance of England for up coming events and reminders for the Homeowners, and we decided that the cost would be too high at this time.

Bob showed the Board a draft of his proposed newsletter for new homeowner. We decided to send this particular newsletter to all homeowners and keep copies for future new homeowners as a welcoming to the Pleasant View Homeowners Association.

Mardi made the motion to adjourn the meeting at 7:20 PM, Richard Chapman second the motion.

Respectfully submitted,

Richard Hexter