

ASSOCIATION - BOARD MINUTES - February 16, 2009

Meeting opened at 6:06 p.m. by Ron Ewart, President

Present: Ron Ewart, Bob Hayes, Mardi Milligan, Rod Austin, Josiah Hodge, Richard Chapman, Ruth Hexter

Absent: Excused: Donna Dietz, Dick Hexter. Unexcused: Keith Lynip.

Guests: Lanette Perkins, Kari Walter, HOA members.

Ruth moved that the minutes be approved. Rod Austin said he missed the meeting, unexcused, and someone noted that the street name 'Stanish' on page 2 be corrected to read 'Standish.' Minutes were then approved.

#### Treasurer's Report

Turned out we ran out of time; Ruth will be the first item of business at the next meeting.

#### Old Business

Conversation about web site issues - spam, etc. - but nothing's been done due to our web mistress having to perform mandatory bed rest. Josiah said he would re-examine the new sign-in system he proposed some months ago. Many months, in fact. Ruth suggested a system in which posters would have to sign in using their HOA member number. She agreed to talk to Brenda about this idea.

Next General Meeting is to be the third week of April, on the 23rd. Ron Ewart agreed to look into room availability at Hellgate Elementary. As for agenda items (presenters), the Board thought it a good idea to ask Bob the Tree Guy (our arborist) to give a report about trees, living and dead, and talk about the care and feeding thereof; the asking is to be done by the Landscaping Committee.

Spring Elections will be for Directors positions numbered 8 and 9. Bob Hayes said he would design the ballot and newsletter announcing the Meeting and the Elections. We agreed to invite Captain John Mullan and Hellgate Meadows members to the meeting.

The 5th annual HOA garage sale date was chosen as May 16th, a Saturday. This would be announced in the upcoming newsletter, along with the 2d annual picnic which will

follow.

#### New Business

Lanette Perkins said she would like to become a Board member. She discussed issues concerning unwelcome cats in her yard and vehicles parked inappropriately next to houses and for prolonged periods of time across the street.

The Board's new financial committee issued the following report:

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PLEASANT VIEW HOMEOWNERS ASSOCIATION

SPECIAL Financial Committee Meeting

February 10, 2009

Meeting got under way about 7:15 P.M.

Present were

Secretary: Dick Hexter

Treasurer: Ruth Hexter

Board Members: Rod Austin, Mardi Milligan, and Donna Dietz.

First, we discussed a home that will be going into foreclosure this month and after some discussion it was decided that Ruth is to put a lien on the property so that who ever gets the property will know they need to pay the monthly dues.

We then went on to discuss the Audit of Pleasant View Books by an independent Accounting Firm. It was decided to have Ruth contact a firm that the Board would approve, soon.

After we all reviewed the reports that Ruth printed out it was decided to bring the following figures to the Board for approval.

Check Book has approximately \$70,000.00 and the break down will be as follows:

Left in the checkbook as operating capital:	\$10,000.00	
A: Put funds into a CD for Legal Fees:	10,000.00	
B: Put funds into a Money Market for Maintenance Reserve:		15,000.00
C: Put funds into a CD for Common Areas:	10,000.00	
D: Put funds into a Money Market for General Reserve (these funds can be used for all the above when needed)		25,000.00
		Total Transfers
\$70,000.00		

The Board needs to decide at what point Ruth should transfer excess funds into the General Reserve fund and make it a policy and procedure for doing the financial reporting.

Respectfully Reporting,

Ruth Hexter

Treasurer

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Ron Ewert moved that the Board accept the above distribution of funds. Richard Chapman seconded. Motion passed unanimously.

The Board agreed after discussion that income generated from dues is to be distributed as outlined in the distribution of funds, listed above.

Rod Austin moved to hire JCCS accounting firm to conduct an audit of PVHOA as a non-profit organization, even though we are not formally so-designated. Kari Walker said that getting 501 (c) 3 status is really easy. Rod suggested JCCS be hired as PVHOA auditor and estimated the initial expenses would be from 2k to 4 k.

Ruth said she's received an invoice of approx \$5600 from Lawn Doctor for the upcoming spring weed treatments. Board members asked which parks were included and which weren't (given the swapping around of parks last year with the City). Ruth said she'd look into the coverage.

Ground Committee announced their next meeting for Monday a week hence at 6 PM.

Meeting adjourned at 7:01

Richard Chapman, Interim Secretary