

ASSOCIATION - BOARD MINUTES - May 18, 2009

Meeting opened at 6:04 p.m. by Richard Chapman, Vice President

Present: Mardi Milligan, Richard Chapman, Ruth Hexter, Keith Lynip, Donna Dietz, Dick Hexter, Bob Hayes, Ron Ewart, Rod Austin (Ron had to leave early around 6:45)

Absent: Josiah Hodge (unexcused)

Ruth motioned the minutes be approved as read, Dick seconded the motion. All were in favor and the minutes were passed as read via the internet.

TREASURER'S REPORT:

Ruth said all delinquent dues from the closing are paid except for the amount turned over for collection. The lien will not be removed until PVA receives the payoff from the collection agency. We will get 50% of the amount turned over to the collection agency.

PVHOA's general liability insurance with Western States Insurance described the insurance coverage by Phase 1, 2, 3. However, after Ruth talked to the agent there will be no phases used as part of the policy. Originally we had 290 homes insured at \$670 and are currently now around 547 homes. We have had no bill for the increased number of homes. If WSI is not describing phases, how do they prove to us they are including all of the subdivision? We will invite our agent to the next Board meeting. We have insurance protecting our directors for an annual premium of \$900, and it includes our larger Board.

Ruth bought 2000 stamps of the Forever stamps at Costco for \$417.50 per thousand making the total \$835.

PICNIC:

Dick needs help with the canopy after this meeting. Richard motioned to send a letter to Captain John Mullan as a thank you. Keith seconded it. (Ruth suggested we need PVHOA letterhead and a logo.) CJM supplied the hamburgers and hot dogs. Richard said the hot dogs were "the" best. More people attended than last year. Porta potty was used and at one time, there was a line. Jumpy thing and bouncy thing were a huge success.

Ruth doesn't have the final bill for the picnic/garage sale. So far we spent \$150 on food, condiments, paper plates, napkins, etc, \$140 for Jump for Joy, \$135 to Marcia for the Trampoline Thing, \$71 for ads for the Missoulian and Sweet Pea was

\$65.00. The garage sale signs were \$390.00 for 5 vinyl signs that we will be able to use every year.

NEIGHBORHOOD GARAGE SALE: Brenda said 60+ homes had garage sales. All the signs went up. Bob put up new ones, Brenda put in hers by Walmart. Brenda picked up all the signs and they are at her house.

TREES:

Bob is putting together a brochure, either to be included in billing or a separate mailing explaining the trees program. Brenda can post the brochure on the website. Debbie Hoffman of Connery Way. indicated the Board has had a problem receiving emails.

Treasure State is starting the tree inventory next week, when trees are all leafing out. Valley will come in right behind them and replace the boulevard trees. Will homeowners replace the trees? We need to give them the option of paying the bill themselves or paying through us, via the dues/billing system. Bob will get a form to each homeowner as to an agreement asking us to replace tree(s); they sign it and date it. Prices will vary according to the size/age of the tree. Valley can give us a price. If the tree dies, we send the letter to the property letter to replace the tree. There is a city boulevard tree ordinance as per the covenants and the city ordinance. The first letter will be a gentle approach. No tree planting after temp gets to 80 degrees. Trees are warranted. PVHOA will be educating our homeowners this year with this new process.

There will be approximately 31 trees planted on England, through the grounds committee; the other boulevards are will follow. They can't warranty bare root trees.

PVHOA will try to get homeowners a great price, including a warranty. The tree will be removed and replanted.

Currently lupine are flooded with aphids and they are coming through our development. Treasure State will be taking care of the aphids. By the way, the three trees in front of Bailey's are all dead.

NEW BUSINESS- DANDELION FOLLOW-UP:

Charles George has expressed concern regarding the surrounding Diddel property with weeds. When the weeds reach two feet tall, then we can call the city and have them do something. They cut the weeds only so far from the sidewalk. City contact is Peggy Diamond. Ron will ask about the Connery circle area. When the winds are

from east, seeds fly into Pleasant View. Last year Pro Sweep mowed it.

Ron asked if the dandelion/weed letters went out. Yes. Mardi inventoried the development and Ruth sent the letters out this week. Mardi, Keith and Donna will do a follow-up drive by next weekend. It takes seven days to have weeds curling after they are sprayed. The next inspection will include the alleys, too!

NEIGHBORHOOD WATCH:

6:30 PM - June 13, 2009 City Council Meeting with Rob Schreidner.

WEBSITE WORK:

It was suggested that the Board give Brenda an honorarium as a courtesy for her volunteer website work, and also for each future quarter—perhaps a VISA gift card. Our website needs to have an encryption set up for Brenda to maintain once it's set up. She does our website work, posts the minutes, organizes and advertises the annual garage sale. We relieve her of PVHOA dues. Keith move to pay her \$300 honorarium for the past, \$30 a month for web maintenance. Rod seconded. All agreed, no opposed. Keith will research authentication and notice for task force for our website. Keith will look into enhancing the bulletin board, with volunteer Mr. Kelly.

GENERAL MEETING

We discussed forming a ByLaw Committee to reconcile and unify the different by laws, but we will wait until new board members come on in the Fall. Richard proposed he be the chair of that committee of himself and another person who volunteered at the General Meeting. They could compile it and present it to the Board. Rod said it will be time consuming, deciding upon items relative to city ordinances and best options for our covenants. Print our all covenants, side by side, and get approved by the PV membership. It would take door to door signing of the petition for unified covenants. Census folks might do it door to door per Rod.

NEWS:

James Dougherty died a couple of weeks ago in Spokane. Area west of Pleasant View has been leased for several years to another ranch. We need to stay abreast of development plans.

We need a public place for our Board meetings. Now that Bailey's is no longer available because of the remodel, it may have to be Hellgate Elementary, we'll check and see.

DOGS:

The Board has had a string of emails regarding 3814 Concord. Homeowners cannot have three dogs, but these folks do. This is a city issue, contact animal control. Great if you take photos of nuisance activity. For noise at night, call the police.

Dog poop signs are now on the boulevards. MJ is still Mary Jane on the record. Off leash dogs, send a letter to the Board. Complains for dogs, call Animal Control and copy City/Neighborhood Council. Ron will come up with a letter.

STOLEN FROM DECK:

Stolen fire pit at 2801. Please watch out for neighbors.

Grounds Committee meeting is Monday June 1st concerning little parks and big parks. We are ready to get the trees planted on England. Bob will get the numbers and measurements. Rod will help if Bob needs help.

Richard made a motion the meeting be adjourned 7:09 PM.

Minutes by Interim Secretary, Mardi Milligan