

ASSOCIATION - BOARD MINUTES - July 20, 2009

Meeting opened in Bailey's Park at 6:07 p.m. by Ron. Dick brought large umbrella, we put two picnic tables together. Mardi took notes on Richard's little notebook computer.

Present: Richard, Ruth, Dick, Bob, Keith, Mardi, Ron. Josiah was late.

Absent: Excused: Rod and Donna out of town.

MINUTES:

The minutes from the last meeting were emailed out on July 19th and were read by all members present. Keith made a motion to approve the minutes as read, Richard seconded. All approved the minutes. Keith suggested Mardi send the minutes out a few days after the meeting and at that time the Board will read, make corrections and approve them at that time, thus saving time during the Board meeting.

TREASURER'S REPORT:

Ruth said the balance in our account is \$77,004.33. We still need to get an invoice and pay for the boulevard trees on England.

OLD BUSINESS

A New PVHO Stationary:

Bob suggested tabling the PVHOA stationary, logo, photo until the next meeting. All agreed.

Play Equipment:

Much discussion ensued regarding the play equipment. The Board discussed this months ago and had decided to put something in our private park next to Bailey's - a basketball court or some type of play equipment for younger children. The Board unanimously agreed we can't wait until the big park gets done, we need something now. Not on the cheap, but something of quality that will last.

Basketball Court and Play Equipment for Bailey's Park:

For the basketball court, members of the Board need to contact adjacent homeowners who live adjacent and let them know our plans and get input from them for perhaps a berm, shrubs, etc. to help defray noise and to make sure they are okay with the court so close. Last year there was a homeowner who was willing to donate some fund to help make this happen.

Bob mentioned there are now a couple of basketball hoops already up across from Hellgate Elementary off of Fleet. Maybe we need to look at the improvements for that area. The hoops are across from the sidewalks. The Grounds Committee will discuss it at their next meeting, and the Board will talk to our insurance rep at the next Board meeting about insuring playground equipment and basketball court, as he is on the agenda.

Mardi asked about preparation work for a play area. Discussion ensued and prep work needs to be done: sod removed and a shredded rubber covering to protect children from being injured in a fall - such rubber could be purchased at places like Lowe's. Keith suggested getting three bids from various businesses who provide playground equipment installation service. Josiah said we could get on the fast track with this small park project via email re contractors, equipment, etc. to get this process moving and to get it done. All agreed

Keith again mentioned high quality, and said that there is one company that has an installation process: they provide the oversight, but the work gets done utilizing community members with sweat equity, like Dragon Hallow, or Habitat for Humanity. The Board all liked that idea; because they thought we could get families to help.

Grounds:

Bob is busy entering our new tree inventory into an Excel spreadsheet. Re the application of injections to trees: In order to get a tree healthy, what break point do we NOT want to treat: 50-60% of our trees are healthy are savable. 20% are below. On a numeric scale, below a 5 means if they don't treat it, the tree will probably die. If the tree dies, then we need to ask the homeowner to replace the tree. Some are not healthy for a number of reasons: maybe they are just not a strong and healthy tree; they were weed whacked improperly around the base, not watering it, etc.

If the rating is a 4 or better, we treat it. If it's a 3, we send out a letter that it will probably die and the tree should be replaced. We offer the homeowner a boulevard replacement plan on what to do and how to replace it.

For instance, in Phase 2: Most trees have a two-inch diameter, but some have only a

1" diameter. Smaller trees mean they are not doing their job. Bob suggested we treat anything 4 or better, and then write a letter to homeowners who have trees that most likely will die. Richard made a motion to treat trees 4 or better, and write a letter to those with trees that most likely will die. Ruth seconded. All were in favor of this plan.

There are 7-10 trees in Phase 4 and 5 that are ready to be replaced. Some trees are in Phase 2. Ruth suggested we could put homeowners on a sliding scale on how to pay for the trees. Or, have the homeowner propose a payment plan, or offer to receive payments in installments over 12 months. The Board wants to make this process as painless as possible for our Homeowners

Neighborhood Watch (NW):

Ruth acted as a substitute for Donna regarding the neighborhood watch for this meeting. Ruth paid the NW bill for all our houses. As soon as they receive the money, NW will get with our committee together to provide them with the signs. We need to get neighborhood captains. The Neighborhood Watch program costs \$2 per household, or approximately \$1200 per year. We need 12 captains or one captain per block. It was suggested we could get volunteers off our Pleasant View website. Ron thought it would be great to get many people for the NW committees - 100 people would be great! Let's reach out to our neighborhood by getting Brenda and Keith to put it on our bulletin board. Keith said he would take care of that.

By Law Discussion:

Richard said there are some problems with our By Laws, per our attorney, Lynn Fagen. For instance: A quorum is not a percentage of whoever shows up. It has to be 10% of homeowners. So the bylaws, covenants, should all be gone over again. This needs to be addressed by the Board a month before the general meeting. MCA website was mentioned...can't remember what for...

Bailey's Tree Removal Incident:

Ron shared his story regarding the tree removal next to Bailey's. Basically, one of the new replacement trees was planted on the boulevard in front of Bailey's. The boulevard is public right of way and owned by the city. The evening before the tree was planted; John and Carolyn called Ron and told him they did not want a tree planted in their boulevard. They noted that there were red stakes in the ground at locations of trees to be planted, but there was no stake in the boulevard next to Baileys. Ron told them that made sense because all the other trees would be planted next to Common Area. This is the only location on England where trees were being planted that is not next to Common Area. Also, consideration is often made to businesses in regards to landscaping not obstructing signage or the building. Ron had planned to ask Bob the next morning if a tree was to be planted there just to be sure, as he had not see a planting plan. He drove by the property at about 7:30 the next morning on the way to his office and did not see Valley Landscaping on the site. At about 8:00 he received a phone call that a tree had just been planted in the boulevard. The Diddel's were very unhappy with the tree location as they felt the tree obscured the Bailey's signage. He then drove to the site and on the way tried to get hold of Bob at his City office. He did not reach Bob but did leave a

message. He did not have any other phone numbers or any way to contact other board members on the spot. This was all after the fact, and Mrs. Diddel said if the Pleasant View Home Owners Association didn't remove it, the Diddels would take a Bobcat and remove it. Ron wanted to save the tree, so Ron told Valley to go ahead and remove the tree. The tree was saved and that tree is now located on England Boulevard. Also after the fact, Board members had differing opinions on how this situation should have been handled. Ron noted that this was a difficult situation that evolved very quickly. He feels he shares most of the blame for not having found out the needed information in time.

Concern Addressing the Up-Coming Greenway Issues:

The Board talked about the up-coming greenway acceptance issue. Currently the said greenway is unacceptable for the PVHOA to take over. The greenway is unacceptable because it is not a grassy area. It is unacceptable by the Board and by the people who are living in that area. Its condition is due to communication problems with the power/sprinkler box being installed in an untimely manner for lawn seed to be properly watered. The lawn seed died and was overtaken by weeds. The Board voted at last meeting to not accept the greenway in its current condition. Ron has been working with the Diddel's on this matter and discussion ensued.

Ron made an offer to resign as President, but to remain as an active committee member/Board member. More discussion ensued. Mardi thanked Ron and commended him for his exemplary work with the Board and the Pleasant View home owners and for his enthusiastic energy for helping all to succeed with his wide variety of wisdom, talents and willingness to help. Ron said he would love to continue helping our neighborhood community, talking to people, especially those who are just moving in about fences, gravel in their boulevard, etc. The Board agreed that Ron remaining on the Board would be great.

Current VP becomes interim President, and that would be Richard. A new president will be up for election in October, so the Board needs to give that some thought. We also need a new Secretary. Mardi is acting as an Interim Secretary. It was noted we have missed Donna's attendance.

Miscellaneous - Bailey's

Bailey's striving for more success from our homeowners. Mardi suggested if Bailey's sends out a flier to the homeowners, that there might be a small cut-off survey at the bottom, with such questions as: How can we serve you better? What items could we carry for you here at our store? Richard said he would mention that to Bailey's.

Next Meeting:

Andy Tucknott from Western States Insurance will be at our next meeting.

Meeting adjourned at 7:10 p.m.

Minutes by Interim Secretary, Mardi Milligan