

ASSOCIATION - BOARD MINUTES - August 17, 2009

Meeting opened in Bailey's Park at 6:04 p.m. by Richard.

Present: Richard, Ruth, Dick, Bob, Rod (left at 7), Donna, Ruth and Mardi were present. Other home owners who were there were: Monica Sells, Marcia Erickson (left 6:40), Telva Moore and Al Wellman.

Absent: Excused absences: Josiah and Keith

MINUTES:

The minutes from the last meeting were emailed out on July 19th. They were emailed out again today. All were in favor of the minutes as read. Ron opposed as he felt it was necessary to amend the minutes to include his explanation of the tree removal incident. There was nothing amended to the minutes that was not included at the last meeting. Richard opposed. We voted to approve the minutes with the amendment. All were in favor, except one opposition: Rod. The minutes were then approved with the wording shaded in green.

TREASURER'S REPORT:

Ruth said the balance in our account is \$76,196.68. Mardi asked about the invoice for the boulevard trees on England. The invoice was received, but not available for the meeting.

OLD BUSINESS

OPG INCIDENT

OPG emailed Ron and Rod to have the greenway inspected for standards. Rod, as Chair of the Grounds Committee, met with Ron and OPG. Ron felt it was necessary to let the Diddels know about the meeting. Ruth found in previous minutes of June 15, 2009 of our previous vote which was said no property will be accepted without approval of the Grounds Committee. Ron said the property specifications were underground sprinkling, topsoil and seeding. Rod said that he and Liz had inspected it, and Rod followed up by reading the specifications from OPG, which is attached. Mountain Water turned it over on May 6, before we accepted it, so PVHOA has been paying for that water. Dick reported that Lawns of Montana were laying sod in a bad spot.

Donna mentioned that the whole board had not been notified, as the Board did not receive the email. Mardi commented our discussions regarding Cutting Edge, and Liz has been great about emailing the Board with concerns. Mardi made a motion that communications representing the Board should be emailed to the Board. Richard seconded. All were in favor.

GROUNDS COMMITTEE REPORT

Discussion ensued regarding park playground equipment at Bailey's Park. Rod talked to Jennie Mineskey 728-1590 and Kent Watson 721-3500. Andy Tucknott of Western States Insurance was supposed to be at this meeting, but he was not in attendance. PVHOA wanted to ask about insurance for playground equipment. Ruth said WSI couldn't provide any insurance quotes, until we had specified what type of equipment we chose. Then, there would not be any coverage until the equipment was installed.

Mardi said no wood equipment - the wood picnic tables are high maintenance! Bob said he and Keith had looked at equipment that was 25% steel and 35% plastic. Keith has the specifications and pictures. The Board wants to move ahead and get something done soon.

Dick suggested he could run the equipment info over the WSI.

The Grounds Committee suggested to send a letter with a form to the homeowners for suggestions and get them involved. Would the equipment be for 0-5 or 5-12 years of age? Everyone felt there was a need for the younger age. PVHOA would send a letter to the homeowners asking for recommendations. Donna, who has been canvassing the neighborhood with the new Neighborhood Watch program, said she kept hearing equipment for younger kids: swings and slide. The Grounds Committee will meet with Keith before September 1 to take action on what we've decided, accompanied by a letter to the homeowner. Dick made a motion to take action to allow a budget of the \$6-\$8,000 for 0-5 year olds. Bob said by the time you prepare the space, with the proper shredded rubber, cement footings, etc. we'd possibly be looking at \$10-15,000. Manpower could be \$12-\$15 an hour, and perhaps we could also get some volunteers. Donna seconded the motion. All votes yes, except Bob abstained, Rod voted no. Rod said he thinks it best to wait for Parks 'n Rec, but if the Board has decided to do so, he would support and help however he can.

Grounds Committee will meet at a regular time: second Monday of the month at Rod's house at 2662 Stratford, inside or outside. Liz had mentioned that Lawn Doctor was going to charge \$225 to reseed the greenway.

TREE PRUNING COMPLAINTS

Bob brought posters on pruning and a flier on pruning. Bob said most of our trees have never been pruned. He explained that some of the trees may have looked like they'd been pruned too high, but he assured us, next year we would be grateful. The tree can gain so much more strength by being pruned properly. The pruning flier will go on the website. A 12' tree should not be pruned more than 1/3 of the tree and no topping. Tree care would be done for the health of the tree and meet code compliance.

INSURANCE QUESTION AND ANSWER SESSION

Andy Tucknott of Western States Insurance did not make it to the meeting tonight.

ELECTION OF OFFICERS

Mardi Milligan was nominated by Richard and seconded by Rod. All were in favor of electing Mardi as Interim Vice President. Dick Hexter was nominated as Interim Secretary. All were in favor. Marcia Erickson was interested in being on the Board, but had to leave early. Richard's Interim Presidency will end Fall 2010.

NEIGHBORHOOD WATCH

There will be a Neighborhood Watch Wednesday, August 19th, in Bailey's Park, under the canopy pavilion (owned by the Knights of Columbus) All are invited!

NEW BUSINESS

EXCUSED OR UNEXCUSED ABSENCES

What constitutes an "excused" or "unexcused" absence. Board members are allowed four per year. Unexcused means the Board was not notified ahead of time. The minutes are a record of attendance and should note whether excused or unexcused.

COMPLAINTS

If the President receives a complaint, the complaint needs to be sent to the whole Board. A letter can then be sent to the homeowner. If the problem is not handled, then we can delegate someone on the Board to go talk to the homeowner.

Ron reported there was mold on the ceilings of one rental.

Rod reported 4005 Yorkshire yard is a disaster. Alleys have high weeds, and they are along public right-of-way. Missoula has had decent weather and homeowners have had plenty of time to clean up their yards. Mardi will do a drive-by weed patrol this week and get the list to Ruth to have letters sent out. If the letters are not effective, someone will stop by. Yard maintenance is in the covenants: See section 2, Article 4.

What should we do about boats and trailers that are violating the covenants, in order to enforce them? Some are being moved, but they are only allowed by the residence for 72 hours.

POLICIES

Policies assist in record keeping. Dick will become Secretary. We should have attendance forms and policy files for accountability. Ruth has that all in her files, as well as the minutes. The President keeps that information, too.

STATIONARY

We will postpone this discussion until next meeting.

NEXT MEETING

Andy Tucknott of Western States Insurance for Q & A session

Issue: Message board usage on our website has not caught on

Letterhead design

Meeting adjourned at 7:07 p.m.

Minutes by Interim Secretary, Mardi Milligan

