

ASSOCIATION - BOARD MINUTES - January 18, 2010

Meeting was opened at 6:05 P.M. by President Richard Chapman

present were:

President: Richard Chapman

Vice President: Steve Schmidt

Secretary: Dick Hexter

Treasurer: Ruth Hexter

Members: Donna Dietz, Rod Austin, Marcia Erickson, Bob Hayes.

Guest: Jim Kelley, Liz Maines, Don John Linton, and Jason & Anna Hedahl.

Richard passed out a copy of the November minutes and stated they were E-mailed to everyone. After everyone had a chance to read them there was one slight correction in regards to the craft show. Ruth made a motion to accept the minutes, Bob seconded the motion all were in favor.

Richard made a motion that we appoint a three Board-member committee to meet within two weeks to review the By-Laws and identify the concepts we might want to consider for revision. Second, the committee is to meet with our attorney to translate the concepts into appropriate language and third, to report back to the Board at the February meeting. Rod Austin seconded the motion. Richard called for a discussion. Ron Ewert wanted to know what the concepts were; Richard said one was how to elect officers. Also, we should have a conflict of interest clause and we need to change the Board from nine persons to ten persons to reflect the fact that the Board has an alternate. He also suggested that the committee consider moderating the overly-restrictive language of the article on committees.

Ron stated that all homeowners in Pleasant View should have a chance to be a part of the committee meetings. They would have that opportunity if meeting times were posted on the web-site. Rod Austin stated homeowners would have an opportunity for input when proposed changes were brought before the Board at their regular meeting and also at the general meeting. Jim Kelly said that committee meetings do not have to be posted because if you have too much input they would never get anything done. Steve Schmitt wanted to know if the intent of the committee to review the By-Laws and recommend to the Board the changes necessary. Donna was chosen as chair of the committee along with Rod and Steve. All were in favor.

Next item of business is to create a committee to look at the covenants of all five sections of our development and to make them uniform. Richard also has the name of a resident who has volunteered for this committee. He will get her name and see that it gets into the minutes. Rod suggested we wait until section 5 is finished, so we don't have to go back and do this again. We have a committee of Steve

Schmitt, Bob Hayes and Dick Hexter.

Next item of business is what to do about the short alley that runs between Yorkshire and Connery that people are using just to avoid the roundabout. Can we get the city to put up signs that read "no through traffic"? Richard also has the name of a resident who has volunteered for this committee. He will get her name and see that it gets into the minutes. Ron wanted to know who would contact the city to have the "no through traffic" signs put up.

Anna Hedahl reported that someone had driven over the curb at her house and taken out the stop sign and one of their trees. The city replaced the stop sign but Anna Hedahl wanted to know what to do about the tree. Bob Hayes said the best thing to do was to have the grounds committee replace the tree and bill it on her homeowners dues because that way, she would get a better deal on price and have the proper tree installed. Anna also asked about playground equipment. The grounds committee told her we have a contract to have it installed when the weather breaks.

Next item is the treasurer's report. Ruth handed out a balance sheet, P & L, cash flow and accounts receivable and stated we have a checkbook balance of \$ 24,038.05 and stated that she has over 50% of dues paid that were billed January 1. Richard made a motion to accept the report and Rod Austin seconded the motion. All were in favor

Richard called for a report from the finance committee, there was none.

Richard asked for a report from the grounds committee and there was none. Rod Austin did state that the park planning was moving right along and we should see a Charette scheduled some time in the next sixty days. Rod stated this would be for all of our city parks not just the 5 acre park. Rod also stated that we got the \$3,000 grant from the Community Forum that we can use for the planning process. This grant and process includes Hellgate Meadows and the Captain John Mullan Neighborhood Council.

Neighborhood watch program was up next. Richard wanted to know how we were coming on getting people as block captains.

Need for a committee to work with Ruth on a manual on policies and procedures, Richard said he would prefer to defer this until the next meeting.

Richard asked for a report from Liz Maines in regards to greenways. Liz stated that the one to the north off Connery still needs work on it. Richard said we need a price for the triangle and newest greenways. Liz said she would get that to us. She also reported that the Diddels had the lines blown out in the newest greenways. Bob

said we need to get the one greenway in question fenced with the same type fencing we used before, separating PV from Hellgate Meadows. We don't want people driving on it after the ground thaws.

We have to address the dog situation. Richard responded to a complaint by telling the lady that we have on our web-site a statement about dogs being on a leash. He told her we would make it more prominent by moving that statement towards the top of the web-site. Marcia made the comment that there are some dogs down the street from her home, one of which is a very mean, black lab that the owners let loose and they play ball in the front yard without a leash.

The subject of the community gardens came up and it was stated that we should keep it in one of our common areas in order to restrict it to our homeowners only. All were in agreement.

The subject of playground equipment was discussed as to when it should be installed and it was decided April would be best.

Meeting was adjourned at 7:05 P M