

ASSOCIATION - MEETING MINUTES - April 26, 2005

April Meeting Minutes, taken by treasurer, Jennifer Phenicie

April 26, 2005

Board Members Present: Ron Ewart, President

Jennifer Phenicie, Treasurer

Marcia Erickson, Issues Committee

Chair

Snacks provided!

Meeting called to order at 6:10 pm

Neighborhood Watch Presentation

Officers Ed Jemison, Missoula Sheriff's Department and Collin Rose, Missoula PD

Flyers and newsletters handed out

Biggest crime in Missoula - theft

Tips to prevent crimes in our neighborhood

- Make home appear occupied when home AND away - use timers on lights and televisions &/or radios
- Use good locks - recommends deadbolts (doors can be kicked in with regular latches)
- Peepholes in doors are a good idea
- Use outdoor lights at night &/or motion detecting floodlights - careful not to point them into your neighbor's windows!
- Try to put your trash out at the same time on trash days - collect cans as soon as possible. Have a neighbor put your trash out if you are leaving town - cans put out too early signal that you are not home!
- Have a neighbor care for your lawn if you are going to be gone a while - have them collect papers, flyers, etc. as well.

Tips for personal safety

- Have your keys in hand when exiting the car - ready to enter your home.
- Guns in your home should have gun locks
- Pepper Spray - non-lethal - be careful, can be charged with assault if improperly used!
- If you shop at night, park close to the store in well-lit areas - keys ready - away from other cars!

Neighborhood Watch - Groups of neighbors getting together to help others stay safe"

#### Benefits of a Neighborhood Watch

- Meetings to organize
- Can hold get-togethers and use funds from Neighborhood Watch to provide prizes and safety education materials!
- Training - learn to be a good witness!

#### Organization of a Neighborhood Watch

- Can join as an entire neighborhood or individual blocks (3 or more houses)
- \$2 per household to join
- When join - have Block Captains, training, background checks, receive signage

Report on our neighborhood - very little crime - bike stolen (keep your garages closed; car theft near Mullan & Flynn

911 dispatches both City and County

Non-emergency numbers:

Police -- 523-4777 -- answered by the city 24/7

Sheriff -- 258-4810 -- 8:00 am - 10 pm Monday/Friday

End of Presentation

6:35 HOA Business

Ron - Discussion of how Pleasant View is organized

3 Separate Subdivisions all organized under one homeowners association

Pleasant View, Pleasant View 2, and Pleasant View 3

Pleasant View 4 is in the organizational process

Each subdivision has its own covenants

Currently @ 290 homes closed

Will be @ 575 homes when finished

Platt Map of the subdivisions will be on the website soon

Brenda Shimek - Discussion of the progress of the website

[www.pleasantviewhomes.org](http://www.pleasantviewhomes.org)

Site is up and running

- E-mail accounts

- Covenants
- Meeting Minutes - Association and Issues Committee minutes
- Links
- Message Board - in construction phase
- Classifieds

If you have anything to add, contact Brenda - her e-mail address is on the site

Ron - Briefly discussed the convenience store currently under construction at northeast corner of England and Mary Jane.

- Will look similar to our homes
- Will sell coffee/cappuccino in the morning, muffins, convenience items, etc.

Chelsea Street - The barricade will be removed at the end of the school year and will remain open

Mail Boxes - the first set of boxes on England were egged recently. Please keep an eye open for vandals!

Street Lights - suggestion to ask City/County officials to come to next association meeting to discuss how to get more lights and the financial impact on us.

Questions raised regarding streetlights:

- Who installs the lights - the developer
- Tax implications of adding more street lights
- Since we are mainly county - why are we responsible for paying electricity for the streetlights and not the county? Ron to investigate

Motion to ask city/county officials to discuss street lighting - Mr. Hexter, second - Mr. Erickson

Vote on motion - passed

Lighting Suggestion - an officer in our neighborhood suggested that everyone keep their porch or outer garage light on at night to brighten up the neighborhood. The lights provided by the developer are not adequate. There are fluorescent bulbs that cost very little to burn and last a long time. Could get motion detector that the bulb screws into and the light comes on when motion is detected or one that comes on at dusk and off at dawn. Also suggested low voltage landscape lighting - inexpensive and easy to install.

Neighborhood Watch - do we want to participate as an association??

- Lack of participation is a down side
- Could join as 3 separate subdivisions (would get 6 signs)

Motion to join Neighborhood Watch as 3 subdivisions with the homeowners association paying the fees (no raise in dues to cover the expense) - Marsha Erickson, second -

Curtis Phelps

Second Motion - to table issue - Tina Fortner, second - Marcus Jackson

Vote on first motion - failed

Vote on second motion - passes - will discuss at a later time

(FYI - can organize your own Neighborhood Watch for your block by contacting the Sheriff's Department of Missoula PD)

Parks - Dogs and Droppings

Suggestion - purchase collection dispensers with attached disposal can

- Who would empty the cans on trash day?
- More favorable response to supply dispenser only - to encourage our neighbors to pick up after their pets. Can carry bags home and dispose of there!

Adam Burke volunteered to investigate cost of dispensers and supplies.

Animal Control - some have called to report stray dogs and did not get answer to their call - suggested that you call the County Commissioner to report lack of response.

Playground Equipment - understanding that insurance is the issue for not having the equipment.

- If insurance is the issue - suggestion to supply benches and/or picnic tables in the parks so the parks can be used by the homeowners.

Boulevard Trees - some trees last fall were planted dead

Ron to remind Diddels that they need replaced

Neighborhood Yard Sale - suggestion to hold one submitted - favorable response

Fences Encroaching on Common Area - approximately 14 fences are currently encroaching on common area due to lack of consistency in past and lack of enforcement in past - in addition to misinformation given by the Diddels

RECOMMENDATION to future fence builders - only fence your property despite what someone else says or does! City and County Attorneys say the association has the right and obligation to require homeowners to move their fences if it encroaches on common areas.

The association can be held liable for accidents resulting from the encroaching fences if we do not address the issue.

Ron to ask the Diddels to not give information about the covenants that is not consistent with the written covenants. Ron to ask them to verify with new owners that they are bound by the covenants and must follow them.

Discussion on PV 3 - 4' fences on greenways is the current requirement. Diddels say it is a city/county requirement for that subdivision. Some homeowners questioned this and asked the city. City says it is the Diddels that wanted 4' fences on greenways. Ron to investigate - will pull the approval for PV 3.

Compliance Issue - Do we require those who are not compliant with the covenants to fix their fences? At the January 2005 meeting those present said yes - they need to fix the encroachment.

Ron to send out letters notifying of the encroachment and to follow up with the homeowners at a later date.

Briefly discussed delinquent dues - people are getting better, still a handful who have not paid at all. Will discuss with the lawyer soon.

Meeting adjourned approximately 8:45 pm.