

ASSOCIATION - MEETING MINUTES - October 6, 2005

Pleasant View Homeowner's Association Meeting

October 6, 2005

Hellgate Middle School

Meeting called to order at 7:10 pm

As our president Ron is on National Guard Duty, Jennifer Phenicie presided over meeting

Basics of how we are organized was covered: Three phases, 320 currently finished, will be a total of 525 when they are all done.

The new store, Bailey's is currently being stocked. Once health inspection is passed will be open - within the next couple of weeks. We all agreed the store should have to pay homeowner's dues. The store will be selling beer and wine in addition to convenience items - some people against this, and wondered whether we could prevent this - but after a vote more people were in favor of it or didn't have an opinion than were against it. If individuals have a problem, they should contact the Diddel's directly.

Jennie gave treasurer's report. Current checking balance is \$1113.09, with billing going out this weekend, expect \$18,000 in dues plus possibly \$8000 in outstanding dues (of which we will probably only get a portion right now). We have filed 2 liens on people delinquent with homeowner's dues and received the money from them. We made a capital improvement on the park next to Bailey's with trees, etc., with an expenditure of \$3000. Our lawyer says it is not necessary to have books audited, we voted and all agreed that the cost of an audit far outweighed the benefits and decided not to have the books audited.

It has come to our attention that some of our neighbors are pirating water from the areas the association is paying to water. If you see this please let us know - these people are stealing from all of us!

We renewed our contract with Cutting Edge for snow removal and lawn mowing. These ladies do a great job and have not raised their rates in awhile. We are currently investigating the cost for fertilizing for next year, may change to a company who uses granular rather than spray.

People had questions on street signs, stop signs, etc. We do have a sign committee working on this.

People had questions regarding Poopie-Bag dispensers in the parks - not going to happen currently but still being investigated. Please have a bag on hand when you walk your dog and clean up after them - if we are all good, respectful neighbors and clean up after ourselves and our pets this will be a happier neighborhood! In this same vein, if you have a project that will be loud please wait to start it until after 8 a.m. if possible as people may be sleeping. If you are being loud late at night, please take the noise inside. Thanks from all of us.

Several individuals attended the Issues Committee Meeting on October 5th regarding the parks - only 1 park currently eligible to be taken over by city, the one across from Sheffield Drive. After we have it all level with grass planted the City will take it over but we must pay for any and all improvements first (equipment, etc.).

Several people from the City Parks Dept. attended that meeting also - recommended creating a committee to determine a plan for what we need/want in the park. Katie Peterson is going to check if perhaps some University of Montana students would like to take on our park as a project to design - that would help them and also us. Thanks Katie! We need to go ask local businesses for grants to help alleviate the expenses that will be incurred while developing the park - and then the city will possibly match the amount we raise.

For all those in Phase 3 who are concerned about the fence issue (4 foot fences vs. 6 foot fences) the meeting is on October 12th at 11 a.m. at the Police Academy.

There is a possibility we will be taking out the greenways/green strips and putting in pavement - we are doing a cost analysis on this: The cost of watering/mowing/fertilizing, etc., versus the cost of the pavement. The city wants these greenways eliminated.

Are your trees dead? John Diddell has been working with the tree supplier to have all the dead trees replaced- this will occur in April. At that point they will be planting trees in the newly-completed construction areas, as well. Regarding trees, these baby trees need LOTS of water--don't count on your sprinkler watering them enough. Please give them a good deep soaking at least twice a week by hand. Thanks!

The light on Chelsea drive by the school is in and operational but is solar powered so please still continue to be very careful in that area.

Please get anything parked on the street off the street - campers, boats, etc., are not to be parked in the street. Even vehicles should not be in the street for more than 24 hours.

It has been recommended by our local police to leave our lights on in the neighborhood to deter crime. We will of course leave this up to the individual but it is a good idea.

Please, please watch for children. Apparently there are a few "pocket rockets" in the neighborhood being ridden by extremely little children who may not be aware of YOU; please be aware of THEM.

Speed was brought up again, just if you are driving through the neighborhood, go at a safe speed and if the speed limit is not posted, it is a default of 25.

Meeting adjourned at 8:25.