

ASSOCIATION - MEETING MINUTES - November 16, 2006

Pleasant View Homeowner's General Meeting
Thursday, November 16, 2006

Meeting called to order at 7:05 p.m. by Ron Ewart, President

In attendance were: Ron Ewart, Jennifer Phenicie, Debra Corbett, Jean Sautter, Mardi Milligan, Donna Dietz, Fedor Grib, Richard Chapman, Lois Doubleday, Cecile & Jim Drollinger, Ann Galli, Monica Sells, Pearl & Richard Zimmerman, Floyd & Judy Ashcroft, Erik Langaunet, David Huerta, Mary Otten, Allen & Paula O'Shea, David Sommerville, Dick & Ruth Hexter, Brenda Shimek, Josiah Hodge, Crystal Lewis, Lance Smith, Alicea Jones, Bill Phillips, and Marcus Jackson. Thanks to all who attended.

Ron went over the basic format for Pleasant View Homes, that there are currently 4 phases, each with its own covenants, and there will be a fifth phase as well. Ron, as an employee of Eli & Co., actually wrote each set of covenants and they have changed a little as each phase has been planned. Please refer to website for a copy of the covenants for your particular phase.

Ron let us know they are currently flattening the park on Sheffield which will be approximately 6 acres, which when flat, planted with grass and weed-free, the city will take over. There has been talk about forming a committee to improve this park, possibly with playground equipment, etc., which will need member participation. However, this will also increase the cost of insurance for the association so will need to be fully discussed and voted upon. Look for more information to follow about this.

Ron next brought up the fact that we need to expand our board (see below for details).

Jenny gave the Treasurer's report, right now it seems that what we take in is about what we spend on maintaining lawns, lights, paying for insurance, etc., but that hopefully the more houses that join the association, the income will become more than the expenditures as not as many green spaces are present in the coming phases so lawn maintenance should remain pretty close to the same. Jenny then opened the floor for questions that people had about income/expenditures, and she passed around copies of the last few months' worth of books. This led into a discussion about lawn care, the board has been happy with Cutting Edge, feels that this company does their work quickly and efficiently and we have given them a contract to continue on. They also handle snow removal, and there were a few minor questions about this as well.

This next led to a discussion that the trees in the first phase, particularly on Sheffield and Stratford, need to be pruned as their branches are overhanging the sidewalk. This was a rather lengthy discussion. Some questioned whether we should pay Cutting Edge to do this as well and either the association pay for it or bill the homeowner, but ultimately it was decided that an educational letter will be sent out in the next billing so that we can all learn to prune and care for the trees in our yards - they are in the boulevard after all and it is our job as homeowners to maintain the boulevard. So look for an educational handout regarding pruning, insect control and watering, basic care of trees in your next bill! Let's keep our neighborhood looking nice. One of the members also requested that a copy of this letter be made available in the informational packet that homeowner's receive at the time of closing, and also that this information be made available on the website, which was agreed upon.

Questions were asked about how much is in arrears from folks not paying homeowner's dues, there is still quite a bit out there. Association has adopted a policy to charge interest on dues that are late, and members were asked to think of ideas on creating a policy to handle chronically late dues, such as fining members, etc. Please bring your ideas to the next general meeting.

Next Ron discussed adopting the By-Laws. There were a few minor changes, basically verbage, that needed to be made, and By-Laws were voted on and adopted with those minor changes. See the website for a copy of the By-Laws. The By-Laws state the association is to have a meeting twice a year, and it was decided upon April and October. Every meeting will cover elections of new officers, so that a few or half of the officers can be new in any given 6-month time period, so that there will never be an entirely new board at any given time and we will always have experienced people on the board. It was decided to expand the board to 9 immediately as there is much that needs to be done; see website for list of new officers. Some discussion was held about whether to have a special meeting in January to make new officers permanent immediately, but members agreed to wait until April and accept volunteers to be on the board in the interim until the next general meeting. It was agreed upon that the general membership will be asked to vote on the board members either in person at the next meeting or by absentee ballot prior to the next meeting, and the ballot will be sent out in the billing at that time.

I then resigned my position as secretary and Dick Hexter graciously volunteered to fill my position at least until the next general meeting, when it will be decided if he will continue on permanently.

Meeting adjourned at 9 p.m.