



PLEASANT VIEW VILLAGE
HOMEOWNERS ASSOCIATION- MEETING MINUTES 3.17.2026

Board Members :

Macie Roberts; Bryson Connelly; Tonya Hess;
Michelle Johnson Greene; Ronnie Smith

Paragon Representative in Attendance: Sergio Abeijon

- I. Call to order and HOA Board introductions by Macie Roberts at 7:01pm
- II. Approval of minutes of the 12.02.2025 - Budget Meeting. Motion approved.
- III. Approval of lease with Town of PV for green space area. Michelle Greene explained the history and ownership of the PVV commercial area green space that is currently owned by the Town of PV (“Town”) and leased by the Pleasant View Village Homeowners Association (PVV HOA). Greene explained the transfer of this property from the Town to the HOA is in process. There will be no cost to the HOA for accepting this land. However, in the interim, the Town has requested the HOA renew the lease. Motion to review the lease approved.
- IV. Update on Hicks Edgen Road trees, bulb outs and parking. Macie Roberts discussed the meeting with the Town regarding Hicks Edgen Road. The Town has agreed to allow parking on Hicks Edgen Road and the bulb outs may remain in place. This is a successful situation given the Town’s earlier preference to delete street parking and remove the bulb outs. However, 17 trees along Hicks Edgen Rd will be removed as the roots are currently damaging roads, sidewalks and the bulb outs. The Town has concerns that continued growth could damage utility lines. The Board will evaluate replacement options for the bulb outs and will provide updates on this process.
- V. Review of 2025 Financial Statements. Sergio Abeijon reviewed the 2025 financials statements and noted the PVV HOA Reserve is in good standing with a reserve balance of approx. \$140,000. Sergio also noted that the Board’s goal is proper fiscal management to avoid frequent due increases, and the Board has been successful in doing so. Greene noted there has been only one dues increase in the past several years to her knowledge.

- VI. Community Projects Update. Greene provided an update on the various community projects completed and to be completed in the neighborhood including the following items:
- A. No Parking Signs have been and will be added in locations. Greene also explained that the Town owns the streets, sidewalks and curbs. The Town does not cite parking violations. Greene stated that the HOA tries to assist with parking issues between residents using notices placed on car windshields or directly contacting a vehicle owner if that information is known. Greene asked residents to be mindful to avoid parking large vehicles directly across from each other on street parking as this makes driving between such vehicles a challenge. Greene also mentioned for residents to be mindful to avoid parking in front of a neighbors' front doors especially when neighbors are elderly, disabled, have small children, etc.
 - B. Speed Signs. Greene noted that several speed limit signs had been installed, and new ones are expected to be installed. Also noted that most speeding issues are non-residents (delivery trucks and construction workers)
 - C. Daniel Street Slope Project. Greene explained the green space belt that borders along Daniel and Centre streets to provide a buffer with adjacent properties. Greene explained that a portion of the slope on Daniel Street is included in that green space and thus owned by the HOA. The grass on the slope in certain cases has died, topsoil has washed away, and only red clay remains. On the HOA portion of the slope with no grass, LSI is installing a mesh system with topsoil and grass seed so grass will have a chance to grow. The homeowner portion of the slope and yard and any related drainage issues are the responsibility of the homeowner.
 - D. Repair items to be completed include the installation of bulletin boards to provide another communication tool for residents.
 - E. Spring landscaping services will begin soon. Greene requested that any residents that do not want LSI services, should contact the HOA email. Residents that have these restrictions from prior years will be contacted to confirm their preference for 2026.
 - F. Review of the LSI porter program that was tested in Q4 of 2025. This program adds an additional level of service detail to the existing services which include mow/blow; dog waste stations; trash pickup; tree watering as needed. The porter will be on site 2-3 days per week to address resident issues, weed treatment, shrub / tree evaluation and a review for potential issues.

VII. Development Update

Greene provided an update on the development construction as follows:

- A. Construction of homes will be completed by the end of 2026. Only one residential lot remains to start construction
- B. Road topping / curb repair project will start this spring. Greene explained that the Town will mark all areas of sidewalks and curbs that must be repaired. The repairs will involve cutting out concrete and replacing. As such, street parking will not be allowed in certain locations on certain days. Road topping will be completed subsequent to the completion of the sidewalk and curb repairs. Notice will be provided via Facebook and Email blasts. The schedule is completely dependent on weather and subcontractor scheduling and progress.
- C. Additional Street lamps and solar lamps (alleys) will be installed spring / summer.
- D. Detention pond beautification will begin this spring now that construction is completing.

VIII. Park Dedication. Bryson Connelly explained the Augusta Street Park will be named Morris Park in dedication to Billy Don Morris, a beloved neighbor that recently passed.

IX. Community Garden. Connelly provided a spring garden update with a kick-off meeting scheduled for Saturday, 4/18 at 9am.

X. Events Committee Update provided by Tonya Hess.

- A. 2026 Events Schedule Review – see schedule.

XI. Notices and Announcements will be available on the HOA FB page and in the HOA newsletter.

XII. Board Elections. Sergio stated that 2 Board seats were up for election. Bryson Connelly is re-running. Ronnie Smith is retiring from the Board. As Bryson Connelly and Haley Moore were the only residents wanting to run for a seat, they were approved as Board Directors for a two-year term.

XIII. Contact Info and Social Media contacts provided by Tonya Hess.

XIV. Community Q&A. Questions from homeowners included the following:

A. Shrub replacement – responsibility of the homeowner or the HOA. It was explained that the homeowner is responsible for the cost of shrub replacement.

B. Topsoil. Homeowner asked if a group of homeowners purchase topsoil and have LSI deliver? HOA Board to follow up with LSI.

C. Community Manager position.

Homeowner asked if this position was a paid position and who fills that position. Greene replied that the position is paid and held by Tonya Hess. Homeowner asked about potential conflict of interest as Hess is also a Board member. Homeowner stated that there was no detail regarding this position in the 2024 Meeting Minutes. Greene explained the position came about as Greene (developer) had been handling and/or paying her staff to handle HOA administrative tasks in prior years. Greene stated these duties are different than the responsibilities of Paragon Management especially given their location in Antioch and many of the homeowner issues require onsite visits/inspection.

Additionally, the Facebook page is monitored by both the HOA Board members and the Community Relations Manager. The position also monitors and updates the FB page and the PV Village HOA website as well as provides meeting and other notices, HOA newsletter and manages the PVPVillageHOA gmail account (comments/concerns, questions submitted by residents and vendors). Greene also stated that the 2025 budget included an expense line item for a Site Maintenance Manager. However, this position was not filled, and work was completed in 2025 by the LSI porter, resident volunteers and various contractors. However, this position will be filled in 2026 given the size and scope of the neighborhood. Greene also noted many of these types of projects had been completed by the developer in prior years but with construction completing, the HOA needs to have a dedicated person to handle repairs, maintenance and look for potential issues.

Homeowner asked if positions were made publicly available, Greene stated that the Site Manager position had been posted on the FB page recently. Greene stated that per the Bylaws, the HOA was allowed to fill the Community Manager position as the Board saw fit. Greene also stated the HOA Board had emailed homeowner in advance of the Annual HOA Meeting in an effort set up a separate meeting to discuss their comments/questions/concerns. Homeowner stated they had replied with no HOA response. Per review of the HOA email, there was no reply from the homeowner. *(This was later confirmed by the Homeowner that their reply email did not send).*

Greene stated again that the scope of the work for the community manager position was very necessary for the neighborhood to run properly, address resident concerns especially with time sensitive/on-site matters. Greene again offered to meet with homeowners to go through any questions and walk through a detailed review of financial records requested.

XV. Adjourn – meeting adjourned by Macie Roberts at 6:58pm.