



## PLEASANT VIEW VILLAGE HOMEOWNERS ASSOCIATION- MEETING MINUTES 2.28.2024

Call to order at 6pm by Macie Roberts. Board members present Bryson Connelly, Michelle Greene, Ronnie Smith and Tonya Hess. Paragon Management representative Sergio Abejion also present.

Approval of minutes (11.08.2023 Budget Meeting). Macie Roberts made a motion to approve the minutes of the 11.08.2023 budget meeting. Second by Michelle Greene. Board members approved.

Sergio Abejion of Paragon Management presented the 12/31/2023 financial statements. Sergio noted the year ended with net income of approximately \$14,000 which exceeded budget expectations. The reserve fund is now at \$138,000. A portion of this will be allocated to an interest bearing account. The Board will be reviewing capital improvement projects for 2023 and will present those at a subsequent meeting.

Community Development update presented by Michelle Greene. By the end of 2024, all residential lots will likely be built out. 5 mixed use lots remain and plans for those are undetermined at this time. However, these lots can hold townhomes, commercial space or a combination thereof. Greene explained that street lights are installed at the end of the project to avoid damage by construction activities.

HOA related community projects include additional lighting for the park and other areas and adding some concrete steps to the park for safety and landscaping behind the mailboxes in the Charleston Commons section of the Village and the area paralleling 41A.

Community Garden update was presented by Bryson Connelly. Spring planting will start soon and all are encouraged to participate in the garden activities. Tasks to be completed include cleaning out the beds, preparing the soil and planting. Connelly will post a message board near the garden beds with updates on garden activities.

Events Committee Update was presented by Tonya Hess. Hess covered the dates of the events currently planned including the annual Village yard sale, concerts, farmers markets, fall fest and holiday party. Hess encouraged all to come out and enjoy the events.

Parking Discussion. Michelle Greene discussed parking issues including the fact that the streets belong to the Town of Pleasant View and not the HOA. As such, parking is first come first serve. However, the HOA can send reminders to residents to please be a good neighbor and park responsibly. Greene also noted that large truck owners should be careful not to park across from each other to avoid an issue with an emergency vehicle being unable to pass through.

Sergio Abeijon of Paragon explained that as spring is coming, notices will be sent to address maintenance items such as awnings that need replacement etc. Sergio stressed that the notice is request to take care of the item noted to ensure all homes are compliant with the rules and regulations. Fines are only imposed when the infraction is not addressed.

Board Elections. Bryson Connelly's board seat was up for re-election for a 3-year term. Connelly was running again. Macie Roberts asked if anyone else wanted to run for the seat. No other residents wished to run. As such, Bryson Connelly was re-elected to the Board.

Contact Info and Social Media. Tonya Hess explained that she handles social media and provided those handles. The Board also discussed that all Village happenings and information is posted to the Facebook page and for those without social media, an email option was needed. Paragon will be sending a mailer with a form for residents to request updates emailed to them as they are not on social media.

Community Q&A. Residents asked various questions about landscaping including who is responsible for replacement of dead shrubs and trimming of hedges. Michelle Greene explained that in general the homeowner is responsible for replacement of shrubs and that LSI, landscaper, handles general shrub trimming but not detail trimming of ornate plantings. Macie Roberts explained that the Board will have a meeting with LSI to discuss the spring landscaping activities calendar and various projects.

Adjourn. Macie Roberts called to adjourn the meeting at approximately 7pm.