

**PLEASANT VIEW VILLAGE HOMEOWNER'S ASSOCIATION
ANNUAL MEETING MINUTES**

In Attendance:

Beth Batson – Board Member

John Castleman – Board Member

Jules Christian – Secretary/Board Member

Michelle Greene – Board Member

Nathan Reed – Paragon Management

Absent:

Cheryl Richardson - President

Meeting called to order Monday, January 13, 2020 at 6:04pm by John Castleman.
Quorum present as confirmed by Nathan Reed.

- I. Board Members introduced the appointment of Beth Batson to the Board to fill the spot vacated by Janis Hamlin.
- II. Update of ongoing projects provided by Board members.
 - A. Street lamps
 - i. All light outages have been repaired to date
 - ii. Shield added to bright light on Augusta
 - iii. Two new street lamps will be installed in the coming weeks
 - B. Parking
 - i. The Board is awaiting an update from the Town of Pleasant View regarding timing of implementation of new parking rules (i.e., Dean Street one-way traffic and parking on one side of street)
 - C. Vehicle registration
 - i. Board has implemented a new policy regarding vehicle registration. Homeowners will be asked to submit a Vehicle Registration Form detailing information on all vehicles in each household including homeowners and tenants. The form was distributed and discussed.
 - D. Signage
 - i. Board Members discussed the additional signage will be installed in alleys (i.e., Residents Only No Through Traffic) and the roundabout (to prevent incorrect turns).

- E. Basketball court and playground security
 - i. The Board has approved and will implement a new policy to secure the amenities area. The gates will be locked and a gate code and access wristbands will be provided to homeowners. Landlords are responsible for distributing the access bands and gate code to tenants. The policy handout was provided. John Castleman showed the lock and explained the policy.
 - ii. Concerns were raised that if residents called police regarding after hours or unauthorized access to the amenities area would the PV PD be able to address. Board members explained that the use of the wristbands allows the PV PD to identify those that are allowed access.
- F. Landscaping
 - i. Board Members discussed the new services that will be added to the landscaping contract including the replacement of pine needles with higher mulch. Greene also explained that the 2020 Landscaping Contract will be reviewed and approved by the 2020 Board. In the interim, Clanton Lawn Care will continue to provide service.
- G. Rental properties
 - i. Board Members explained that homeowners that lease their properties to tenants will be required to submit copies of lease agreements to Paragon Management to ensure the lease terms are a minimum of 6 months in accordance with the Bylaws. Greene explained this was necessary to prevent the use of properties for short term rentals (e.g. Air BnB's) which has occurred in the past.
- H. Dog Park
 - i. Board Members showed a diagram of the new dog park approved by the Board. The park will include an entry area where owner can lease the dog before entering into the park. Sam Greene will lead the dog park committee that will develop and monitor the rules and regulations. Dog owners will be required to submit immunization records and ensure both dogs and owners have proper identification to enter the park.

III. Commercial Area

- A. Board Members explained the difference between the Commercial and Residential sections of the Village. There is a dispute as to the property ownership from the curb to 3' into the sidewalk (which includes the street lamps) as well as the island that includes the pergola and fountain. Members explained the Holt Development had given this property to the Town of Pleasant View several years ago. The Town of Pleasant View agreed to take responsibility in early 2019 and rescinded this agreement when the new Board of Alderman were elected. At this point, neither party is willing to accept ownership and thus the street lamps, fountain and pergola remain in disrepair.

IV. Resource information reminders – The Board covered the following resources for property owners

- A. Website ***www. PVVillageHOA.com***
- B. Bylaws and related FAQ's
- C. Paragon Management contact info

V. Committees

- A. Board Members explained that volunteers were needed for the following committees: Dog Park, Hospitality and Community Events.

VI. 2020 Meetings

- A. The outgoing Board highly recommends quarterly meetings be held going forward although the Bylaws only require two meetings per year.

VII.2020 Board Election

- A. Nathan Reed explained the Board Election process and distributed votes. Board Elections were held and the following results:
Three Year Term member : Beth Batson and Michelle Johnson
Two Year Term members: John Castleman and Macie Roberts
One Year Term: Bryson Connelly

Meeting was adjourned at 6:55pm.