

PLEASANT VIEW VILLAGE
Village HOA Budget Meeting
11/18/19

In Attendance:

Nathan Reed – Paragon Management representative

John Castleman – Board Member, ARDC Member

Jules Christian – Board Member, Secretary

Michelle Greene – Board Member, Developer Representative

*Paragon Management holds the Resident Attendance Sign-In Page(s)

Not In Attendance:

Cheryl Richardson – Board Member, President

Meeting called to order 6:03 pm by John Castleman

Introduction and Agenda Overview

Election Process

- Nathan Reed explained the election process stating that nominations for the 2020 Board would be accepted through 1/03/19, the Election will take place at the Annual Meeting tentatively scheduled for 1/13/2020 at 6pm at City Hall.
- Residents will be notified of Elections by letter sent from Paragon Management and a notice will be posted to the Face Book page. Nathan Reed explained that a quorum, representing 25% of lot owners, must be present at the meeting in order for the election to be considered valid as per the Bylaws.

Village Commercial area maintenance

- History: During the initial planning of the Village, the Town of PV agreed to maintain certain areas within the commercial portion of the Village including the street lamps and the common area with the fountain and pergola. This decision was subsequently changed years later by former Mayor Kerry McCarver. During 2018, the Town agreed to re-accept this responsibility. This decision was then reversed in late 2018 by the newly elected Board of Aldermen.
- Current Status: The Commercial HOA believes the Town of PV has title to the land and thus, the maintenance responsibility of the property. Currently, over 10 street lamps in the Commercial area are out and neither party will address. Some of these lamps border the residential area. Aldermen have tabled this issue. Board explained the importance of residents attending the 12/10/19 Board of Aldermen meeting at 7pm to voice concerns or this matter may remain tabled.

- It was explained that the Village Commercial HOA is completely separate from the Village Residential HOA. Each HOA is a separate legal entity with separate Bylaws and Boards. The Village Commercial HOA as well as the commercial property ownership are also completely separate from the current developer.

Parking

- **History:** The Board has been working with the Town of Pleasant View on parking issues especially the concerns regarding the inability of emergency vehicles to pass Dean Street.
- **Current Status:** Mark Goins, PV Building Commissioner, stated that the Town was unable to act given the 2019 budget did not have allocated funds. Funds are in the Town's 2020 budget to implement enforcement (i.e., citations) related to the new parking rules. These new rules may include, but may not be limited to, one-way parking on Dean Street. Parking rules will be distributed before citations begin.
- Residents also discussed that the parking problem is made worse by failure of residents to park in their garages and due to some rental properties that have several adults (all with vehicles) living in one home.
- Board to review implementation of parking policy including the issuance of parking permits and/or other solutions to improve the parking issues. Residents should park in garages per policy in Bylaws (Article VI, Section 5).
- Resident request: Garages that are full should be reported. Discussion as some residents are not in support of reporting owners with full garages

Restrictive Covenants & Bylaws

- The Board confirmed that a title attorney has researched and determined that the 2003 version of the documents is the correct version. These documents are posted on the website under the Documents tab and also under the Member Only tab - Documents section.

Security

- Due to multiple incidents related to the basketball court, the following policy was put in place in summer 2018. On weekends from sun down to sun up, the gates are to be locked. Resident PJ Duncan offered to be responsible for locking gates. Town of PV Police Department stated that if people were using the court after hours or were not residents, it would be considered trespassing and would be handled by the police.
- Residents reported that although incidents have reduced, the following problems related to the basketball court are still occurring:
 - People jumping the fence when locked
 - Only two of three access points are secured
 - Police informed residents (that called regarding trespassing) that it was an

HOA matter. Chief Wheeler, when questioned on the matter, stated that a challenge is presented when kids (who don't generally carry id) state that they are residents although they are not. Due to lack of id, it is hard to dispute. Chief Wheeler also stated that the officers will respond to all calls and enforce trespassing laws.

- The Board will look into a new locking system and the issuance of passes/lanyards that must be worn while on the court.

Street Lights

- The Board explained that a number of street lamps are out and currently being addressed. Some have bulb outages and others have more involved issues that must be fixed including parts replacements and/or wiring
- The Board explained the system is 15 years old and in need of a full assessment. Board will discuss adding this project to the 2020 budget
- Residents reported missing lights on Hicks Edgen and holes exist where lights should go
- The home on the corner of Hicks Edgen and Centre has a wooden pallet over the hole
- The bus stop is located at the corner of Hicks Edgen and Centre and is very dark and unsafe for the children. The Board noted it was unaware of this issue but would move to remedy as soon as possible
- The light located on Augusta near #283 and #299 is too bright and preventing residents from sleeping. Resident requested a shield be placed on the light.

Landscaping

- The Board explained that due to a lack of adequate reserves as of 12/31/17 when the new Board and a new management company (Paragon Management) took over, the Board elected a minimal service landscaping contract in order to allocate necessary funds to the reserve account. Now that the reserves are at an adequate level, the Board recommends a more robust landscaping service contract for 2020. This contract will be subject to the bidding process.
- According to the landscaper, the use of pine needles was previously mandated (requirement pre-dates current Board members). The landscaping vendor recommends using mulch instead for improved appearance and ease of maintenance. The Board will include mulch instead of pine needles in the 2020 services contract and budget.
- The Board recommends obtaining a pest control service contract for the common areas in 2020 as this service is not a landscaping service and requires a separate service provider.
- Resident raised the issue that the landscaping vendor is spending more time on the front of the neighborhood than the homes in back. The Board will discuss with the landscaper and follow up. Board did note that there are more homes (townhomes) and green space including amenity area in the front of the neighborhood.

ADRC

- John Castleman, ADRC Chair, provided an overview of the ADRC (Architectural Design Review Committee) responsibilities and addressed concerns regarding the construction trailer located on Augusta. ADRC committee members Steve Batson and John Castleman noted that the permit had been issued without restriction. Board will discuss time limits on future permits

Construction Update.

- Michelle Greene explained that 70 homes will be built in the Magnolia Glen neighborhood. Currently several homes have sold or are pending sale and several others are being constructed. Greene reviewed the Site Map.
- Aerial photos of parking in the existing section and Magnolia Glen were shown. Greene noted that the majority of homes in Magnolia Glen will have a 2-car garage as well as 2-car pad parking behind the garage. Thus, street parking in Magnolia Glen should be minimized.
- Resident asked the size of the garage of the new homes and the reply was 22' – 24'.

Amenities

- Sam Greene, developer, proposed the addition of a possible dog park located on land owned by developer. It was noted that the dog park rules and regulations would be extensive and enforced. Also slated in this area was a proposed community area for other amenities (e.g. corn hole, benches, etc)
- Resident Bryson Connelly discussed a possible Community Garden in the section near the dog park. Mr. Connelly stated he would volunteer to manage all aspects of the garden
- Board will discuss options

Website Overview

- Board navigated through the website and showed where the financials, meeting minutes, Bylaws and other information could be located

2019 Financial Review

- Nathan Reed presented a review of the current financial statements
- Per Board request, Nathan Reed will check on water utility charges given the sprinkler system is inoperable
- Board reiterated the fact that the 2018 -2019 budgets were “slim on various services” in order to build up necessary reserves and avoid a fee increase
- Reserves are approx. \$85,000 meeting the projected goal
- Outstanding receivables have been significantly reduced by Paragon Mgt

2020 Budget Review

- Nathan Reed presented a review of the 2020 Budget
- The budget for the Irrigation System will be reduced to \$5,000 as the sprinkler system replacement project will not move forward. The \$5,000 will cover the removal of components of the old system (wires, etc) and filling of holes.

Q & A Session

Residents expressed concerns regarding the following:

- Excessive number of rental properties is causing parking problems, lack of proper maintenance and failure to adhere to Bylaws. Board noted that the Bylaws allow owners to lease properties (Article VI, Section 6). Board also noted that a change in the Bylaws on this matter would need to be discussed with an attorney due to property ownership laws
- Resident asked about attorney on retainer. Board explained that there was no attorney on retainer and that the legal expense was for an attorney used during the litigation with Dalamar Homes regarding the carport design dispute.
- Signage at round about is insufficient and near collisions occur frequently
- Property management company is not present enough and should monitor properties for violations more closely
- Excessive trash blowing over to other residents especially with move-in/move-outs of rental properties. Board noted this is in violation of Bylaws, Article VI, Sections 9 and 10.
- Face Book posts and comments were monitored by page administrators (Board members) and censorship was unnecessary. Board explained the difficulty of responding to resident requests given the confusing read of posts/comments/replies so Board attempted to improve response by reaching out via PM and suspending comments which can be challenging to track. Board reminded residents that concerns should be addressed to the property management company and pointed to the contact information provided on the website and the meeting agenda.
- Facebook page has “non-resident” members that should be deleted. Residents requested that only home owners should be on the page. Board noted that some Face Book page members are Village property owners; however, the property is held in the name of an LLC. Board also noted some Face Book page members are builders or vendors, such as the landscaper, as well as former residents. Board will review Face Book page members and delete as necessary.
- Resident stated that bylaws are confusing, contain too much verbiage, outdated and should be re-written and offered to head effort to re-write
- Resident expressed issues with lack of transparency of Board and management company
- Residents should park in garages per policy in Bylaws (Article VI, Section 5). Garages that are full should be reported. Discussion as some residents are not in support of reporting owners with full garages

Meeting adjourned at 9:00pm