



PLEASANT VIEW VILLAGE
HOMEOWNERS ASSOCIATION-BUDGET
MEETING MINUTES 12.02.2025

Board Members in attendance:

Bryson Connelly, Michelle Greene, Tonya Hess, Macie Roberts & Ronnie Smith
Paragon Representative: Sergio Abeijon

- I. Call to order and introductions by Macie Roberts at 6:02pm
- II. Approval of minutes - March 2025 Annual Meeting. Motion to approve by Michelle Greene. Second by Ronnie Smith. Minutes approved.
- III. Review of YTD 2025 financial statements presented by Sergio Abeijon
- IV. Review of 2026 Budget by Sergio Abeijon
- V. Review of 2025 community capital projects presented by Macie Roberts.
 - A. Fountain was drained and replaced with landscaping. LSI is working on improving the irrigation of this area
 - B. Additional lighting was added to the park and dog parks
 - C. Grass seed, mesh and top soil test sites have been completed on the slope behind Daniel Street that is owned by the HOA. Early results appear promising. We will be installing in other areas of the slope this spring if the grass takes well.
 - D. Damaged / diseased trees replaced within common areas and easements
 - E. Signage for no parking areas and speed signs added
 - F. Irrigation water taps added in green space areas so grass can be watered during the summer.
 - G. HOA has been trying out the “porter program” with LSI during the last quarter of 2025. This involves an assigned LSI employee to walk the site 2X-3X per week based on the season and handle trash pick up, spot weed spraying,

dog bag changing, tree watering, parks maintenance, additional trimming, resolving any resident issues and focusing on attention to details. The majority of site maintenance issues in the Village are landscaping. LSI has been helpful with overseeing other projects for us such as adding some steps in the park to improve safety, etc. The HOA plans to continue this program in 2026.

- VI. Community Development Update presented by Michelle Greene
 - A. All Townhome and single family residential lots have been sold by the Developer to builders
 - B. Developer expects to complete sidewalk repair and road topping next spring. We had hoped that this would be completed by year-end but builders are moving slower than they used to given the market. As a reminder, these projects are best to be completed AFTER concrete trucks stop coming through to avoid damaging new roads etc.
 - C. Remaining street lamps both electric in main areas and solar in alleys & other common spaces will continue to be installed as building is completed. Locations must be approved by PVUD to avoid damaging any lines.
 - D. Developer installed street signs, stop signs and numerous trees in the newer sections of the Village
 - E. Developer will install trees at the Gower St bridge to obscure and drainage structure and beautiful the area

- VII. Community Garden Update presented by Bryson Connelly

- VIII. Events Committee Update presented by Tonya Hess.

- IX. Contact Info and Social Media handles provided by Tonya Hess

- X. Announcements presented by Sergio Abeijon
 - A. 2026 Annual Meeting
 - B. Board Member Election process
 - i. Number of slots open
 - ii. Application process – recommend to those running to submit one week before the Annual Meeting

- XI. Community Q&A - open forum

- XII. Adjourn Macie Roberts at 7:08pm