

## Pleasant View Village Homeowners Association

### Annual Meeting Minutes

March 4, 2019

#### I. Call to Order

- a. **Cheryl Richardson** called the meeting to order at 6:05pm.
- b. Board members present: Janis Hamlin, Jules Christian, John Castleman and Michelle Johnson Greene. Nathan Reed, Paragon Management.

#### II. Established Quorum (25%).

- a. Board members and 16 homeowners were in attendance. See attached sign in sheet. Note: Michelle Johnson Greene representing declarant entities owns over 50% of the residential lots.

#### III. Approval of Prior Meeting Minutes

- a. Minutes were not provided at the meeting.

#### IV. Financial Report

- a. The 2018 Annual Financial Report and the Board-approved 2019 Budget were presented by Nathan Reed.
- b. Nathan Reed reported that the accounts receivable balances had been significantly reduced and the remaining balance was expected to continue to decline in coming weeks.
- c. Nathan Reed noted that legal expenses were due to ongoing litigation with Dalamar Homes regarding townhome carpot/garage non-compliance.

#### V. New Business

- a. Parking update. Pleasant View Police Department (PVPD) will begin monitoring parking on Dean Street as emergency vehicles cannot properly access residences due to parking on both sides of the street. PVPD will provide new parking rules and begin enforcement late spring.
  - i. Discussion regarding original 2003 bylaws requiring residents to park in garage. In the current version of bylaws, drafted in 2007, this requirement was removed.
  - ii. Motion by Chris Young to discuss reinstatement of requirement for residents to park in garages. Second by John Castleman. Board will discuss at next working session.
- b. Sign update. The replacement sign was posted at the playground noting that the area is for residents and guests of residents only.
- c. Townhome Garage/Carport issue. Carports for the townhomes built by Dalamar and located on Savannah were not built as per the plans approved by

the ADRC. Litigation was required to resolve the matter and Dalamar will rebuild the carports into garages with doors and brick exterior on the end units.

- d. Landscaping update
  - i. The landscaping irrigation system repairs will begin in the spring including the replacement of the controller. Once the new controller is installed tests will be completed to determine the extent of sensor replacements required.
  - ii. The landscaper, John Clanton, will be installing and replacing shrubs in accordance with the landscaping schedule and budget.
- e. Electrical / Street Lamp update
  - i. In an effort to repair the street lamp outages, bulbs and other components were replaced. As this did not correct all problems, another electrician was hired to troubleshoot. Once a full analysis has been completed, a repair plan and related costs will be submitted to the Board for further action. The HOA will provide updates to residents on the HOA Facebook page.
  - ii. The street lamps, in the commercial section of the Village, are the responsibility of the Town of Pleasant View (Town) and the Village Commercial HOA. The Residential HOA has no responsibility or authority related to the landscaping, maintenance, or repairs in the commercial section. The Town is currently re-evaluating its agreement regarding the lights. Homeowners are encouraged to contact alderman for more information on this matter. The Board will continue to seek updates from the Town and the Commercial HOA.
- f. Developer update
  - i. Phase IV will be branded Magnolia Glen at the Village. 42 lots in this phase will be completed spring 2019 and an additional 29 lots expected to be completed in 2020, for a total of 71 new home sites. Construction of new homes is expected to begin in spring/summer of 2019.
  - ii. Phase V will be developed after completion of Phase IV.
- g. New website for Village homeowners. [www.PVVillageHOA.com](http://www.PVVillageHOA.com) has been launched. Homeowners may sign into the resident only portal using the following password: **village2019**.

## VI. Homeowner Q&A.

## VII. Meeting Adjournment

- a. **Cheryl Richardson** motions to close the meeting at 7:35p, second by Jules Christian.