



PLEASANT VIEW VILLAGE HOMEOWNERS ASSOCIATION- MEETING MINUTES 11.12.2024 – AMENDED

Call to order at 6pm by Macie Roberts at 6:03pm. Board members present Bryson Connelly, Michelle Greene, Ronnie Smith and Tonya Hess. Paragon Management representative Sergio Abeijon also present.

Minutes for the 2.28.2024 Annual Meeting. Michelle Greene made a motion to approve. Tonya Hess seconded the motion. Minutes approved.

Sergio Abeijon of Paragon Management stated the good status of the HOA reserve accounts of approx. \$93,000 in checking and a \$50,000 CD for a total of approx. \$143,000 according to the 9.30.2024 financial statements.

Sergio presented the 2025 Budget. Because the HOA reserves are in such good position and some capital improvement projects were included in the 2025 budget, there is only a small 2025 budget surplus to contribute to the reserve fund. The target is usually to add \$5,000 to \$10,000 to the reserve fund annually. Because the reserves are in such a good position, the HOA can move forward with the capital projects.

Community Development update presented by Michelle Greene. By the mid 2025, all residential lots will likely be built out with the exception of 3 larger lots. 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 signs and street lights will be installed in phase 5 once construction activity is completed. Greene explained there are no current plans for the lots owned by Holt Development that the Board is aware of at this time. Developer will be adding more street lamps and trees.

HOA Community projects include replacing the fountain with a garden. Flowers will be added in the spring. Lights will be added in the park. An entry was sign may be added in 2025. Additional speed limit and no parking signs will be added for safety.

Community Garden update was presented by Bryson Connelly. A garden meeting will be held in April. Spring planting will start in May and all are encouraged to participate in the

garden activities. Connelly explained how the message board is used to keep garden volunteers on task.

Events Committee update was presented by Tonya Hess. PVV Resident Holiday Party is scheduled for December 7th at Flytes. The Event Committee will meet in January 2025 to plan 2025 events including farmers markets and concerts. Hess encouraged people to join the Events Committee.

Board Elections. Two board seats are up for re-election for a 3-year term at the Annual Meeting.

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:

Question and concerns regarding the following items:

- Installation of street lamps on lower Augusta and near the mailbox on Centre Street. Greene explained lights would be installed near 703 Centre and near the mailbox on Centre.
- Trash Service is compacting trash and leaving sluge on the street. Hess and Greene explained the Board has been in contact with Stinky Pinky on this issue and service issues.
- How are dues calculated? Greene explained the dues are calculated based on sq footage of the lot.
- What is the zoning for empty lots? Greene explained the zoning is covered by the Village Master Plan which is located online. Greene explained the 5 mixed use lots owned by the current developer were townhomes but converted to mixed use to allow for commercial options. Greene explained that the lots owned by Holt Development (U shape surrounding the fountain area were also mixed use with commercial on the bottom and residential on top.
- When will LSI do leaf removal? Greene explained there are 3 leaf removals in the contact. Hess will post dates when received by LSI.
- Who is responsible for the mud behind Rutherford property on Daniel? Greene explained that any drainage issues would be covered in the one-year builder warranty. After that, the responsibility is on the home owner. Best to add top soil
- Townhome steps to the sidewalk are a trip hazard. When will those be finished? Board will review this.

Adjourn. Macie Roberts called to adjourn the meeting at approximately 6:53pm

The following item was discussed during the meeting but not detailed in the Minutes.

Two new line items were added to the 2025 budget: Community Manager and Site Maintenance Manager.

These positions were previously discussed at the November 2023 Budget Meeting. The Community Manager position was filled in May 2025 by Tonya Hess. This position involves:

- handling communication (comments, concerns and complaints) with residents, vendors and Paragon*
- addressing on-site issues such as parking, landscaping , green space maintenance & repair items,*
- process and track ADRC applications*
- process and track Dog Park applications*
- review Dog Park records*

The Site Maintenance Manager position was not filled in 2024, and repairs were handled by various repairmen and community volunteers. However, this position will hopefully be filled in 2025. The Board determined the expenses should be recorded in these new line items for clarity. (AMENDED 3.31.2026)

NOTE: The Board members (excluding Hess) voted to approve Tonya Hess filling this position during 2024.