



PVV Homeowners Association
Annual Meeting Agenda
November 8, 2023

I. Introductions and Overview

Meeting began with Macie calling to order at 6pm

Attending: Macie Roberts, HOA president. HOA Board Members: Bryson Connelly, Michelle Greene, Tonya. New member Ronnie Smith (not in attendance) to replace Bill Cassidy due to move.

Also in attendance is Sergio Abeijon, new representative with Paragon.

II. 2023 Financial Review

Sergio shared 2023 financials – 2023 actual is projected to be in line with what was budgeted

There is a good balance in the reserve account. Some of the reserve money will be put into a CD. Some of this reserve will be used for

capital improvement expenses such as a permanent fix of the fountain, repair or replacement of the pergola, PVV entry signage and additional lighting as needed.

The Board working with LSI will continue beatification efforts in the community.

2024 budget will include some new expenses as the community expands

The HOA will begin to start to covering expenses as the developer phases out of the community. The developer has been covering HOA related items to improve and maintain the neighborhood (street cleaning, repairs, trash removal, etc). Line items for the 2024 budget have been put in place for these costs.

The Board has agreed to include in 2024 budget line items for site management and community relations needed for a community of this size. The site manager will be in charge of site related projects including small repairs, trash, ensuring builders are keeping sites clean, etc. The community relations manager will handle dog park membership, correspondence regarding neighborhood issues and social media communication.

III. 2024 Budget Presentation

Macie proposed the 2024 budget to be approved, Bryson seconded the motion. Board of Directors verbally approved.

Budget for 2024 has been approved.

IV. Community Development update

Majority of the lots have been sold to builders and they are all in the process of building these lots out. Wide variety of options are

coming in. There are smaller townhouses and larger townhouses in addition to single family homes. This time next year the majority of the building should be done. Last few lots are being saved for custom builds.

V. Community Events update

Dec 2nd 5:30 pm Neighborhood Christmas party.

Advertising will be created

January there will be event committee group meeting to develop the 2024 events

VI. Annual Meeting Announcement

Next meeting will be February 28th

The next meeting announcement will be mailed

Ken Fox question: Would like to keep a barricade at the end of his road to keep traffic low. It will come down to emergency vehicles and will be a conversation with the city.

VII. Adjourn

Property Management Contact Information:

Paragon Management

Sergio Abeijon sergio@paragontn.com (615) 731-4767

HOA Email:

PVVillageHOA@gmail.com

Village HOA Website:

PVVillageHOA.com Member password: village2019

Village Website:

PleasantViewVillageTN.com