

Pleasant View Lake P.O.A.  
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Board Meeting Minutes 1/13/2025  
Meeting Starting 7:00pm  
Meeting via Zoom  
Minutes Prepared by the Secretary Chris Khani

Attendance

- Dominick Korovich – President\*
- Pat Candela- Treasurer
- Chris Khani – Sec.
- Peter Smith
- Donna Fentziaff
- Sarah Dekamr

Treasures Report:

Checking account: \$23,828.96  
Saving Accounts: \$65,083.09

**Minutes for Dec2024**

Dec 2024 Minutes have been approved. Pat motions, and Pete 2<sup>nd</sup> it.

**Basement Flooding and Community Responsibility**

Dominick discussed a community issue related to a resident's basement flooding. He explained that the resident, who lives on Pleasant View, blamed the community for the flooding due to a clogged drain in front of her yard. However, Dominick pointed out that the resident's house lacked a French drain and sump pump, which are common in the area due to the high-water levels. He also mentioned that the resident runs a business from her basement, which was damaged in the flooding. Dominick also mentioned that Mike Dudak, who lived in the area 20 years ago, recalled that the house always had an inch of water in the basement.

No action is required from the board.

**Addressing Report Errors and Budget**

Pat expressed frustration with a report that was filled with errors and discrepancies, making it unhelpful. She plans to meet with the accountant to resolve these issues and noted that the accountant has a new team member, which she hopes will improve the reporting process.

Additionally, the board voted to transfer \$15,000 from the checking account to the savings account, as the collections have been substantial. Pat also pointed out that the current 1% credit card processing fee is insufficient to cover costs and should be adjusted to 3%. Chris will update the online payment fee from 1% to 3% to adequately cover transaction costs.

Lastly, Pat will send a follow-up email to Lucas Wade regarding missed payments and the potential for water shut-off.

### **Snow Plowing Service and Quality Concerns**

The Board discussed the quality of snow plowing services provided by Mike Dudak. Sarah expressed dissatisfaction with his performance, citing a recent snowfall where he missed plowing one day and did a poor job the next. Pete explained that Dudak only salts the hills, not the entire community, as salting the whole area would triple the plowing budget. Additionally, Dudak is not contractually required to plow for snowfalls under 2 inches. After the latest snowfall, he salted the hills in the morning but had to re-salt them that night when icy conditions reappeared.

The Board had previously considered hiring a company to salt the roads, with estimates indicating that it would cost approximately \$5,000 per snowstorm. They also discussed potential hazardous conditions due to melting snow and refreezing.

The Board agreed to monitor road conditions closely and to contact Mike Dudak to address specific areas of concern during snow events, including the corner of Walnut and Pleasant View Drive and the hill on Ashley Court.

**Meeting Adjourn 8:05pm**