

Pleasant View Lake P.O.A.
3313 Aspen Road Kunkletown PA 18058
PVLPOA@yahoo.com

Board Meeting Minutes 05/13/2024
Meeting Starting 7.000pm
Meeting via Zoom
Minutes Prepared by the Secretary Chris Khani

Attendance

- Dominick Korovich – Acting Pres “Current Vice President”
- Chris Khani – Sec.
- Donna Fentziaff
- Peter Smith
- Ann Ritz
- Geoff Ritz
- Morgan Slater
- Sarah Dekmar
- Tom Jendrzewski
- Pat Candela

Treasures Report:

Checking account: \$44,069.15
Saving Accounts: \$63,108.96

Water Service Issue

There appears to be a water leak originating from 3080 Pleasant View Dr. In light of this, the Board has unanimously agreed to issue a formal notice to the homeowners. This notice will inform them of the detected leak on their property and the need for its immediate repair. It's important to note that this is a collective responsibility, and if not addressed within 15 days, the HOA will be compelled to terminate water services.

Addressing Parking Issues and Enforcement

The Board discussed the issue of some homeowner not parking their chin according to HOA rules. Thus creating a situation that is hazardous to the community. They agree to begin documenting issues and consider imposing fines for parking infractions. The Board is considering subcontracting a towing company to handle the issue of illegally parked cars on the street and has decided to consult with the Board's lawyer to confirm if this is legal. The Board also discussed the need to put out community signs regarding parking, especially during community events.

Community Signage

The Board discussed replacing the main Community Sign at the mailbox house and placing additional community signs stating to visitors that they are in an HOA. Chris will work on getting quotes on the sign sizes.

Septic Tanks

Donna "Donna Fentziaff" 's neighbor's septic tank is open and splitting into her area; members of the Board will contact the township to contact the homeowner about addressing this matter, as it poses a health risk. Attempts to address this with the homeowner have been made, but the homeowner has ignored the Board's pleas.

Website Management and Text Alerts

Chris proposed resurrecting the website project. Chris will show the original proposed website design to the Board and get feedback. The idea is to streamline the websites, have a better place to display the community rules and bi-laws and make HOA due payment easier and more intuitive. Chris will also look into the text alert system again.

Small Updates

- Mike is coming this Wednesday, May 15th, to check out the leak-up on Ashley Court.
- 30-day notice Pat will send over a list of people who need 30 days' notices
- The board discussed resurrecting the "Playground Idea." Chris has volunteered to investigate playground equipment and other creative ideas for the parking area.

Meeting Adjourn 8:18pm

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