



PLEASANT HOLLOW

HOMEOWNERS ASSOCIATION

PLEASANT HOLLOW HOA BOARD MEETING MINUTES

Monday, February 5, 2024 - Zoom Meeting

Board Members present: Cleola Butler (chairwoman), Michael Butler (Communications), Ann Zeman (Secretary), Pat Foster (Grounds), Committee Members: Robert Miller (Neighborhood Watch)

Special Guest: Paul Hughes (new neighborhood Parole Officer)

Homeowners/Guests: Stephen Deitz, Karlton Thorton, Elaine Mangos, Patricia Merritt, Brad and Gayle Benoist, Rachele Pullman, Margaret Smith, Charise Morton

RECAP

- a. Reading of minutes from December 4, 2023, Board Meeting
- b. Added fish to pond
- c. Board members working on updating forms and subdivision letters.

UPDATES

- a. Approval of new residents "Welcome Letter" ([Click here to view letter](#)) changed signature block
- b. 2024 Newsletter with Assessment billing arriving soon.
- c. MO Water Construction (water company replacing temporary pipe fixed to permanent piping)
- d. Pleasant Hollow T-Shirt Design – board getting bids on printing
- e. Vote for indentures and bylaws – Please complete form sent with assessment. Indentures badly need updating. One vote per household with two thirds needed to move forward with updates.

FINANCIAL

- a. Waiting on Insurance Coverage Inquiry from House Associates
- b. Assessment letter delay – assessment payment is "Due upon receipt". The late charge has been changed to March 16. (not January 31st as posted on bill). The delay was caused in the printing of the bills.
- c. Approval of new logo purchase by Board. Represents windmill.

NEIGHBORHOOD WATCH UPDATE

- a. Introduction of NPO Officer – Paul Hughes
Bio – grew up in Hazelwood/Florissant, went to High School in St. Charles. Loves North County. He requested area in Florissant in October. Jason was moved to another area in No County but is backup to Paul. Paul complimented Pleasant Hollow subdivision for its community involvement. Paul can be emailed at pd4649@stlouiscountymo.gov and phone number 314-329-8910.

COMMUNITY UPDATE

- a. **Cleanup – First of Year (March 16) – 9:00 a.m. – 11:00 a.m.** Meet on blacktop for trash pickup and light brush cleanup. Residents may use the time to cleanup their own street and common area. Also, there was a suggestion to have volunteers wear Pleasant Hollow t-shirts for cleanup day.
- b. **New resident has contacted Board to volunteer** – Board has requested the need for volunteers on committees and we have Treasurer position open for volunteer

COMMON GROUNDS

- a. **Pond update** – 25 Bass, 20 Grass Carp added on Dec. 9th. Board to work on signage at pond (NO FISHING or SWIMMING)
- b. **Brush Cutting** – tree cleanup and over grown brush removal to continue throughout year. On cleanup days maybe break into groups to do smaller areas as needed.

COMMUNICATIONS

- a. **New Branding including Web Presence**
- b. **Newly Formatted Newsletter** – coming in assessment letter. Will be posted on website.
- c. **Updating File Storage System** – needs to be standardized and organized for future communications volunteer.

Questions and Answers

1. **When is the garage sale?** Last year's Homeowner/organizer never responded to request for information. Any homeowner can reach out to organize 2024 Garage Sale.
2. **What indentures/bylaws need to be changed?** Upon approval vote, the community will have input. Vote, Vote, Vote. Attorney consult needed to qualify rental votes and outstanding payment owners voting rights.
3. **Who do we reach out to to determine fence guidelines?** Email the Chairperson. Email is on website.<https://Pleasanthollow.org>.
4. **Karlton Thornton:** Sunset Greenway is Back in Business. The Sunset Greenway is back open in Sunset Park! Our crews have been working along the greenway between the river and parking lot to remove invasive honeysuckle and make repairs to areas impacted by erosion. This work is completed and you are free to enjoy the beautiful views of the Missouri River along the greenway.
5. **Volunteers welcome to bring refreshments to share for Annual Meeting on March 9th.**
6. **Price for t-shirts? How to purchase?** Board is currently getting bids on printing or t-shirts.
7. **Are any Board positions open?** Treasurer position is open. Communications and Common Ground positions have expired but have been extended. Please contact chair if interested in volunteering.

Next Meetings/Events

ANNUAL SUBDIVISION MEETING – Saturday, March 9, 2024 12:00 p.m. - In Person at Grace Bible Church - ALL RESIDENTS WELCOME

Neighborhood Watch Meeting – March 12, 2024 7:00 p.m. in person at church at 7:00 p.m.

Community Cleanup - March 16, 2024 9:00 a.m. on Blacktop. All are welcome to support our neighborhood

Board Meeting – April 1, 2024 7:00 p.m.