



PLEASANT HOLLOW

HOMEOWNERS ASSOCIATION

PLEASANT HOLLOW ANNUAL MEETING MINUTES

SATURDAY MARCH 9, 2024 Grace Bible Church

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

Special Guest: Paul Hughes (Neighborhood Police Officer - NPO)

Greeting to all Residents present

Introduction of PHHOA Board Members

Neighborhood Watch Update – presented by Robert Miller

- a. 2024 meetings – March 12, June 11, Sept. 10, Dec. 10 all in person meetings 7:00 p.m.-8:00 p.m. at Grace Bible Church
- b. New Neighborhood Police Officer Paul Hughes introduced.

Important email address: - Paul – npo@pleasanthollow.org – non emergency email
nhw@pleasanthollow.org – Pleasant Hollow subdivision neighborhood watch inquiries.

- c. Ride along with Officer Paul Hughes open to all residents. Email nhw@pleasanthollow.org for arranging. Robert Miller explained how he reports statistics of all derelict cars and other violations, and these can be found on website.
- d. Paul Hughes spoke to how he started in January as Pleasant Hollow PO. He has been in North County for 6 years. Any concerns will be addressed at Neighborhood Watch Meetings as he plans on attending.

Financial Presentation – presented by Ann Zeman

- a. Due to open treasurer position Ann presented the financial status report for Pleasant Hollow.
- b. House Associates is accounting firm hired by subdivision. Duties include: collection of assessment payments and expense payments made out on monthly basis.
- c. Assessment increase based on “Consumer Price Index”. Apology for late billing due to staff printing shortage. Payments due by March 16th.
- d. Assessment payments cover – common ground maintenance-mowing, tree removal, tree trimming and some brush clearing. Electric lights, website management, tax and accounting expenses, liability insurance, playground, and blacktop maintenance.

As of Jan 1, 2024

- a. \$10,000 allotted for Tree and Brush removal: \$2400 paid for cleanup next to playground and \$4200 paid for cleanup Soney End and Mill Valley
- b. Mowing expense anticipated to be \$70,000 this year and electric \$46,000 to name a few.
- c. Playground to have weeds sprayed and mulch added.
- d. New signage for pond to be purchased and installed.
- e. T-shirt fundraiser will add additional expenses for brush removal.
- f. Family Fun Day 2023 had all food donated thanks to generous residents. Anticipate Family Fun Day will also get donations for the event.

New Branding – Michael Butler

- a. The Board approved the new windmill logo and Pleasant Hollow has legal branding rights

Playground – Michael Butler

- a. Last year replaced swing seats, sprayed weeds and anticipate new mulch added this year.

Pond – Pat Foster

- a. In 2023 fish were added to pond as well, three treatments for algae in pond. Killing the duckweed. In December there was 20 Grass Carp and 50 Blue Gill added to pond. This was the recommendation of the company providing the fish. These fish do not breed and are expected to control the algae. Based on our information the fish do not need to be fed.
- b. The option of a pond water feature to aerate the water may still be needed.
- c. Common Ground clearing of brush is ongoing. The stumps left from the playground area cleanup still need to be addressed. An additional 10 areas have also been identified for cleanup and will be addressed as money is available. Volunteers on cleanup days may also clear behind their homes.
- d. Each resident is responsible for 2 feet behind fence line.
- e. Resident Brad to check with STL county about getting assistance for brush removal from County Juvenile or Satop program.
- f. Community Cleanup is every other month beginning Saturday, March 16, 9:00 a.m. Residents may choose to cleanup their own street and common ground areas.
- g. St. Louis County informed our board the no cleaning up of gumballs on street will be available as it clogs machine. Residents reminded of three free yard waste pickup provided annually by Waste Management Trash.

Website Redo – Michael Butler

- a. Added logo and Blacktop reservation form and complaint form

Blacktop – Michael Butler

- a. Although recently repaved cracks have been noticed. Rick and Michael spray weeds in crack. Rosie commented that a wide range of bids were provided with a wide range of cost and scope of work. Board at time hired mid-range service.

Family Fund Day – Michael Butler

- a. Helicopter from STL County and volunteers working food pictures.

Cleanup Days – Michael Butler

Board appreciates help on these days to clean up debris on street and playground. The t-shirt fundraiser to be used for trash bags and playground paint.

Indentures – Michael Butler

It was brought to the Board's attention that a vote for changing indentures requires a yes or no vote by 75% of every homeowner. It was determined that an assumption of yes cannot be used as default vote. This error has been noted and acknowledged by the Board. Mail and email responses are acceptable as long as written and recorded by PHHOA.

Wrap up – Discussion

Pleasant Hollow possibility of purchasing houses for sale in tax default. Rehabbing and resale.

Grass mowing to start in March through October.

Bamboo growth may continue to be an issue unless addressed by the homeowner. Lavate salt can be used to kill.

Canadian Geese - a speaker was on agenda but at last minute could not come in for discussion.

Board to request additional information from this organization. Killing geese is illegal in

Missouri. This group will distribute fake eggs to control the population.

Board Meetings – Evite and chimp mail invites are sent out. Dates posted along with Zoom dial in information on website. Invite for all Pleasant Hollow residents to attend.

Thank you to all who came to the meeting and thanks to all who brought food to share.

Next Meetings/Events

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. Zoom Meeting