**PV ESTATES IMPROVEMENT AND SERVICE DISTRICT**

**HOMEOWNERS ASSOCIATION**

**MONTHLY MEETING**

June 4, 2025

The meeting of the Directors of PV Bar Estates Owners Association and the Improvement and Service District was called to order at 6:41 p.m. on June 4, 2025. Those present were President Tanner Waid, Vice President Cody Peachey, Secretary/Treasurer Bruce Ross, Carol Ross, and Mark Court.

Motion to approve the Minutes and Treasurers report made by Cody and seconded by Bruce.

Motion to approve budget at 6:56pm made by Bruce and seconded by Cody.

The Treasurer’s report as per Income/Expense History:

For the PV Bar Estates Owners Association:

Beginning Balance as of May 1, 2025 $25,865.49

Deposit Wyrulec

Deposit of Assessment Fees $280.00

Expenses ($426.23)

Ending Balance as of May 31, 2025  $25,719.26

And for the PV Bar Estates Improvement and Service District:

Beginning Balance as of May 1, 2025 $40,502.31

Deposits from Improvement District Fees $1,330.00

Deposits from Goshen County Treasurer Tax Levy

Torrington Office Supply

Expenses ($3,356.52)

Ending Balance as of May 31, 2025 $38,475.79

Infraction Fees carried over from 2015 $193.00

Unpaid PV Bar Estates Assessment Fees for 2025 $1,896.02

Unpaid PV Bar Estates Improvement and Service District Fees 2025 $6,120.00

**Lagoon:**

Mark is looking into pouches of enzymes instead of the liquid form as an option for the lagoon. This would make it so that there is a lesser risk of the enzymes freezing or overheating. There were enzymes added to the lagoon in the man holes and lagoon itself a couple of weeks ago. The priority lists this past month that were accomplished were to run the weed eater, get the west side bank mostly cleared up, remove water weeds from the lagoon (this will take some time to get completed), weeds removed around the man holes in the alfalfa field, set up duck weed harvester, and mowing around the lagoon that was almost completed. The brush still needs to be cleared out and moved to the burn pit. The cottonwood tree was taken out with one of the last storms and went down on the fence outside of the pond, so that will need some attention. The Russian olives were cleared out so that the lining of the pond will not be damaged. Bruce now has some enzymes on hand so that he can add a quart a day into the system. Bands on the windmill were also put back together.

**Roads:**

Road grading has not been completed yet, but it will hopefully be done soon.

**Office Report:**

The grass bins were delivered last month but please be sure to only out your grass clippings in that dumpster. There should be no tree limbs or other yard waste. Also, please be sure to review the covenants and abide by them. Some of the most common covenants that are not being followed are yard maintenance all the way to the road, yards need to have grass after the two-year mark, getting new structure builds approved before they are done, and what kind / how many animals are allowed per lot. At the next meeting there will be a discussion for what day would work best for some homeowners to volunteer their time to help with cleaning up the lagoon. Please note that now is the time to start voting on yard of the month with the first winner being announced next month. Please send your votes in through e-mail at pv\_estates@yahoo.com or send a text to 970-219-8144. This month a voting platform will be set up to use on the website.

**New Business:**

The board voted to have an audit done on the finances for the past five years. Bruce motioned to pass and Cody seconded to pass the vote at 7:01pm.

Tanner motioned and Cody seconded to close the meeting at 7:15p.m. No executive session is needed. Our next meeting will be June 25 at 6:30 p.m.

ATTEST\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Bruce Ross Tanner Waid

Secretary/Treasurer President