

Pheasant View Homeowners' Association

PO Box 871463, Canton, MI 48187

WWW.PHEASANTVIEW.ORG



Jim Hegarty - President
TejKiran Singh (Sunny) - Vice President, Grounds & Maintenance Manager
Kevin Whitaker - Secretary
Mark Waldbauer - Treasurer
Don Watson - Roadway Manager

REGULAR BOARD MEETING MINUTES Monday, December 13, 2021

LOCATION: Each member at home, meeting via “Zoom” video conference, open and available to the membership. Zoom link is posted on the PVHA Facebook Page.

BOARD MEMBERS PRESENT: J. Hegarty, M. Waldbauer, K. Whitaker, T. Singh, D. Watson

BOARD MEMBERS ABSENT: none

GUESTS ALSO PRESENT: J. Waldbauer (Lot #113), K. Harrington (Lot #31)

CALL TO ORDER: J. Hegarty called the meeting to order at 7:02 PM

APPROVAL OF THE MINUTES:

- ✓ *J. Hegarty motioned to approve the October 18, 2021 Board of Directors meeting minutes. Second by M. Waldbauer. Ayes all present; the motion carried.*

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS: K. Harrington raised a question about the sidewalk flags having a spray painted “X” on them. D. Watson communicated that the “X” flags will be replaced in the spring. K. Harrington also wanted an update on the cleanup status of Lot #25 (1844 Crowndale Lane). T. Singh communicated that the vehicles have been removed from the driveway but the storage POD remains. The Board will continue to work with the Canton Ordinance Department to force the homeowner to improve the exterior of the property.

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- An additional update to the Amended Covenants and Restrictions (Article 15, Section 3) was submitted to ZDF for review and update. ZDF has not yet responded acknowledging receipt of the change.
- J. Waldbauer will be investigating the ability of homeowners to vote on the Amended Covenants and Restrictions electronically. The process followed for the canvassing of homeowners related to the standard mailbox initiative was cumbersome and time consuming. More organized/efficient options will be evaluated (i.e. polling from our PVHA website).
- The Wayne County Sheriff Scout Program was introduced to the Board. J. Hegarty will reach out to the township to get their position on the program.
 - ✓ *D. Watson motioned to approve the President's Report. Second by T. Singh. Ayes all present; the motion carried.*

VICE PRESIDENT'S REPORT:

- T. Singh to engage with both K. Borninski (Lot #16, 45924 Windridge Lane) and A. Graham-Hudak of the Canton Board of Trustees to see if they can assist with resolving the continued issues encountered with Lot #25 (1844 Crowndale Lane).
 - ✓ *J. Hegarty motioned to approve the Vice President's Report. Second by M. Waldbauer. Ayes all board members present; the motion carried.*

SECRETARY'S REPORT:

- The establishment of a Welcoming Committee will commence in early 2022
 - ✓ *J. Hegarty motioned to approve the Secretary's Report. Second by T. Singh. Ayes all board members present; the motion carried.*

TREASURER'S REPORT:

- M. Waldbauer paid our workers compensation insurance premium (\$560.00 - Travelers Indemnity Insurance) and liability insurance premium (\$1,679.00 - Auto-Owners Insurance) for 2022.
- ZDF has issued an invoice for \$1,200.00 in excess of the \$8,000.00 already paid. We did not anticipate a bill of that size. M. Waldbauer is working with ZDF to understand the reason and the value being charged.
 - ✓ *J. Hegarty motioned to approve the Treasurer's Report. Second by D. Watson. Ayes all board members present; the motion carried.*

DIRECTOR and COMMITTEE REPORTS

ROADWAY MANAGER'S REPORT:

- The Fairways subdivision had sidewalk work completed by a company NOT managed by PRRMA. The bill for this work was ~\$10,000.00. PRRMA voted to reimburse Fairways 50% of the value of the work. D. Watson voted with the minority to not reimburse Fairways for this work because the process established by PRRMA was not followed.

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- Request to replace the Brick Paver Patio with a raised deck and hot tub for **2005 Stonebridge Way, Lot 92**, was APPROVED
- Request to replace the driveway for **46733 Southwick Drive, Lot 134**, was APPROVED
- Request to replace and extend the driveway for **45401 Southwick Drive, Lot 143**, was DENIED

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- Nothing to report

OLD BUSINESS:

- Nothing to report

NEW BUSINESS:

- The five Board members agreed on their respective roles for the 2022 calendar year. The results are as follows:
 - President – K. Whitaker
 - Vice President – T. Singh
 - Treasurer – M. Waldbauer
 - Roadway Manager – D. Watson
 - Secretary – J. Hegarty
 - Communication Coordinator – J. Waldbauer

- A standardized mailbox was damaged by a homeowner and it was decided to bill the homeowner for the repair expenses incurred. The Board will continue to be responsible for the maintenance of the standardized mailboxes. However, when a standardized mailbox is damaged requiring repair, the Board will pursue the reimbursement of any repairs from the party responsible for the damage.

NEXT MEETING DATE: The ***Next Monthly Meeting*** will be held Monday, January 10, 2022 @ 7:00 PM via a Zoom conference call.

ADJOURNMENT:

✓ *J. Hegarty motioned to adjourn at 8:31 PM. Second by M. Waldbauer. Ayes all present; the motion carried.*

Minutes respectfully submitted,
Kevin Whitaker - Secretary