

# *Pheasant View Homeowners' Association*

PO Box 871463, Canton, MI 48187

[WWW.PHEASANTVIEW.ORG](http://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, June 14, 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, T. Singh, M. Waldbauer, K. Whitaker, D. Watson

**BOARD MEMBERS ABSENT:** None

**GUESTS ALSO PRESENT:** J. Waldbauer (Lot #113)

**CALL TO ORDER:** J. Hegarty called the meeting to order at 7:01 PM

### **APPROVAL OF THE MINUTES:**

- ✓ *J. Hegarty motioned to approve the May 10, 2021 Board of Directors meeting minutes. Second by M. Waldbauer. Ayes all present; the motion carried.*

**ANNOUNCEMENTS:** None

**CITIZEN / HOMEOWNER NON-AGENDA COMMENTS:** None

### **OFFICERS' REPORTS**

#### **PRESIDENT'S REPORT:**

- ZDF should be providing the second draft by the end of this week. The Board will review the draft and resubmit any questions. Once complete ZDF will draft a cover letter which will highlight changes to the Covenants and Restrictions (C&R's) and the current draft for distribution. The Amended and Restated Declaration will need to be distributed to the homeowners via first class mail. The next step will be to have the homeowners vote on the modified C&R's requiring a super majority to approve (80% of homeowners must approve to accept modifications). ZDF will need to provide direction and insight on how homeowners can vote (i.e. electronic signature, text acceptance, or written acceptance).
  - ✓ *D. Watson motioned to approve the President's Report. Second by T. Singh. Ayes all present; the motion carried.*

#### **VICE PRESIDENT'S REPORT:**

- Lot #148 (1200 Crowndale Lane) has one missing and one dead tree. Two letters have already been sent to the homeowner about the missing tree. J. Hegarty and T. Singh will visit the homeowner in the coming weeks to discuss the issue.
- A second reminder was sent to Lot #145 (45548 Southwick Dr.) for the dead tree in the front

yard.

- Lot # 27 (46067 Windridge Lane) also has two trees missing along the curb. A letter will be issued requesting that they replace the trees.
- Lot #1 (Crowndale Lane) has been contacted and they are taking action to reposition the lumber from the area under PRRMA's responsibility. They now understand that they should contact the Board with any changes they intend to make to their exterior.
  - ✓ *J. Hegarty motioned to approve the President's Report. Second by M. Waldbauer. Ayes all present; the motion carried.*

#### **SECRETARY'S REPORT:**

- Nothing to report.

#### **TREASURER'S REPORT:**

- The PVHA accounting desktop software (QuickBooks) expired in May 2021. A new desktop version was purchased for \$402.79 from Amazon which will cover a three-year period to support the HOA's financial tracking / reporting needs.
- All but one homeowner (Lot # 156, 1424 Crowndale Lane) has paid the 2021 Annual Assessments. The outstanding claim has now been handed over to our third-party collection agency (ADAC). The current owner has not paid the annual assessment awaiting sale of the home. As of this date, the Board is not aware of any closing or change in ownership of the property.
  - ✓ *T. Singh 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:**

- D. Watson will address with Oakley that Zone #2 of our irrigation system is not currently operational.
- A homeowner living against the Beck Road berm is disappointed with the maintenance of the trees and the weeds growing under the trees. Oakley to quote the trimming of the berm trees and also the spreading of either grass seed or mulch underneath the trees.
- The PRRMA funded 2021 roadwork will begin in late July or early August. The map identifying the areas of that will be impacted has been provided to J. Waldbauer who will upload the information to both the PRRMA and PVHA websites.
- PRRMA is moving forward to replace the ground lighting at both entries. The current high-pressure sodium lights will be replaced with LED lighting.

#### **ARCHITECTURAL REVIEW COMMITTEE (ARC):**

- The request to paint the exterior of 2106 Stonebridge Way, Lot 45, has been APPROVED by the PVHA Architectural Review Committee.
- The request to install an in-ground swimming pool with a Black Aluminum Pool Fence with Rail and picket fence for 2113 Stonebridge Way, Lot 60, has been APPROVED by the PVHA Architectural Review Committee.
- The request to plant a Fruit/Vegetable Garden for 1648 Crowndale Lane, Lot 1, has been APPROVED by the PVHA Architectural Review Committee.

### **SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:**

- Communications for the upcoming roadwork will be posted on Facebook, PRRMA / PVHA websites, and an email blast to those homeowners that have provided an email address.

- A newsletter / flyer will be issued to all homeowners with input from Board members announcing the many upcoming initiatives (i.e. C&R, Tree Trimming, Roadwork, etc.). The newsletters / flyers will be placed in the mailbox newspaper bins of ALL homeowners.

**OLD BUSINESS:**

- Nothing to report.

**NEW BUSINESS:**

- Nothing to report.

**NEXT MEETING DATE:** Monday, July 12, 2021 @ 7:00 PM will be held via a Zoom conference call.

**ADJOURNMENT:**

✓ *J. Hegarty motioned to adjourn at 8:45 PM. Second by T. Singh. Ayes all present; the motion carried.*

Minutes respectfully submitted,  
Kevin Whitaker - Secretary