

Pheasant View Homeowners' Association

PO Box 871463, Canton, MI 48187

WWW.PHEASANTVIEW.ORG



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

REGULAR BOARD MEETING MINUTES Monday, February 9, 2026

LOCATION: 1150 S. Canton Center Rd, Meeting Room C. The meeting is also available to the membership via "Zoom" video conference. Zoom link is posted on the PVHA Facebook Page and on the PVHA website.

BOARD MEMBERS PRESENT: K. Borninski, K. Whitaker, J. Hegarty (virtual), T. Singh, M. Waldbauer

BOARD MEMBERS ABSENT: None

GUESTS ALSO PRESENT: June Waldbauer

CALL TO ORDER: J. Hegarty called the meeting to order at 7:07 PM

APPROVAL OF AGENDA:

- ✓ *M. Waldbauer moved to approve the agenda as amended to include a discussion of a solar policy. Second by T. Singh. Ayes all present; the motion carried.*

APPROVAL OF JANUARY 12, 2026, MEETING MINUTES:

- ✓ *J. Hegarty moved to approve the agenda. Second by M. Waldbauer. Ayes all present; the motion carried.*

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS: None

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- J. Hegarty has not heard back from Deputy Supervisor Joseph Hawver about the concerns raised at a meeting with him and Supervisor Graham-Hudak.
- K. Borninski will meet with the Municipal Services Director and the Township Engineer.
- J. Hegarty will be out of town on the next two PVHA meeting dates, but the rest of the board will meet in his absence.
- K. Whitaker will post the annual assessment reminder on the PVHA signs at our HOA entries.
- There was a discussion about sidewalks not being shoveled at several homes. T. Singh can call the Ordinance Officer who can look at the whole subdivision for violations of the township ordinance on snow and ice removal.
- The TV that had been dumped in the subdivision is gone.

- ✓ *T. Singh moved to approve the President's Report. Second by K. Borninski. Ayes all present; the motion carried.*

VICE PRESIDENT'S REPORT:

- There was a discussion about governing documents and storing garbage bins. Garbage bins being left out after pick-up have been an issue. *[See also under the Roadway Manager's Report.]*
 - T. Singh will contact the Ordinance Officer about the lack of snow shoveling.
- ✓ *M. Waldbauer moved to approve the Vice President's Report. Second by J. Hegarty. Ayes all present; the motion carried.*

SECRETARY'S REPORT:

- K. Borninski posted the meeting notice in the Facebook group and completed the minutes.
 - K. Borninski contacted Foster Swift about a solar policy template. The price was similar to that of Hirzel Law.
- ✓ *K. Whitaker moved to approve the Secretary's Report. Second by J. Hegarty. Ayes all present; the motion carried.*

TREASURER'S REPORT:

- M. Waldbauer sent his report by email. The monthly reports are also posted on the PVHA website.
 - There were no questions about the report.
 - Annual Assessments have been coming in.
 - Zelle has been helpful for collecting the annual assessments.
- ✓ *J. Hegarty moved to approve the Treasurer's Report. Second by T. Singh. Ayes all present; the motion carried.*

DIRECTOR and COMMITTEE REPORTS

ROADWAY MANAGER'S REPORT:

- The next PRRMA meeting has been moved to February 17, 2026.
 - K. Whitaker is planning for the berm tree replacement in the spring. He will also ask Oakley Lawn Service for a quote closer to the spring.
 - M. Waldbauer will provide contact information for irrigation services to K. Whitaker.
 - Tree trimming will also take place in the spring.
 - PVHA annual assessments are \$50-\$70 less than the other subs that are part of PRRMA.
 - Solar policies were brought up at the last PRRMA meeting. The other subdivisions are interested in a sample policy if we have one to share.
 - Article 11, Section 24 of the Covenants & Restrictions address storage of garbage bins. They must be concealed from public view.
 - There was a concern about snow removal services when there are small cumulative amounts of snowfall. If reported to K. Whitaker, he will call our contractor, Seasonal Property Management and ask for the service to come.
- ✓ *J. Hegarty moved to approve the Roadway Manager's Report. Second by M. Waldbauer. Ayes all present; the motion carried.*

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- There were no requests this month.

COMMUNICATIONS: No report.

OLD BUSINESS:

- K. Borninski turned off the Facebook feature requiring group posts to be approved before posting.

NEW BUSINESS:

- M. Waldbauer created a draft solar policy for the Board's review. We still have time to approve the policy and be compliant with Michigan Law; Public Act 68 of 2024.
- Please get revisions of the solar policy to M. Waldbauer by Friday, Feb. 13.

✓ J. Hegarty moved to approve the New Business. Second by M. Waldbauer. Ayes all present; the motion carried.

NEXT MEETING DATE:

Monday, February 9 @ 7:00 PM at the Canton Township Administration Building, Meeting Room C (Lower Level) and via a Zoom conference call. Note the room change.

ADJOURNMENT:

✓ J. Hegarty moved to adjourn the meeting at 7:59 pm. Second by M. Waldbauer. Ayes all present; the motion carried.

Minutes Respectfully Submitted,
Kate Borninski
Secretary – Pheasant View Homeowners' Association