

# *Pheasant View Homeowners' Association*

PO Box 871463, Canton, MI 48187

[WWW.PHEASANTVIEW.ORG](http://WWW.PHEASANTVIEW.ORG)



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

## **REGULAR BOARD MEETING MINUTES Monday, April 10, 2023**

**LOCATION:** Canton Township Administration Building, Meeting Room B. The Board meeting is also open and available to the membership via "Zoom" video conference. Zoom link is posted on the PVHA Facebook Page.

**BOARD MEMBERS PRESENT:** K. Whitaker, M. Waldbauer, J. Hegarty

**BOARD MEMBERS VIRTUALLY PRESENT:** D. Watson, T. Singh

**BOARD MEMBERS ABSENT:** None

**GUESTS ALSO PRESENT:** None

**CALL TO ORDER:** K. Whitaker called the meeting to order at 7:10 PM

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

- ✓ *T. Singh motioned to approve the March 13, 2023, Board of Directors meeting minutes. Second by D. Watson. Ayes all present; the motion carried.*

**ANNOUNCEMENTS:** None

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

### **OFFICERS' REPORTS**

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

- K. Whitaker reviewed our current subdivision street lighting with representatives from DTE. DTE will provide directional pricing for the Board to review.
- K. Whitaker has not met with the **Welcoming Committee** since their last meeting.
- K. Whitaker has packets from the township and plans to incorporate those as part of the Welcoming package.
- M Waldbauer provided an updated list of new homeowners.
- K. Whitaker will check into the sub wide garage sale and determine a date.
- K. Whitaker will initiate a discussion with Lot #4 to see if he has spoken with the neighbor.
- K. Whitaker and D. Watson had some discussion on the shed that is at the rear of his house that encloses his generator. Our C&R's state that there are no outdoor storage sheds allowed. The Board had some discussion about the generator and the shed.

- J. Hegarty asked D. Watson to submit a request to the ARC for a review. The ARC is the entity that is responsible for approving all exterior improvements or modifications to any lot/home.

✓ *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 discussed the timing for sending out letters to homeowners to address their curb trees violations.
- K. Whitaker suggested that the Board walk through the neighborhood and identify trees that are not compliant with the Canton Township Ordinance.

✓ *J. Hegarty motioned to approve the Vice President's Report. Second by D. Watson. Ayes all present; the motion carried.*

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

- J. Hegarty reached out to Jamie Mitchell, former Secretary of the PVHA Board, to coordinate a transfer of several boxes of old documents.
- J. Hegarty will review the contents of the boxes and report to the Board with a recommendation on next steps.
- J. Hegarty thanked the Board for the feedback and comments from the January and February minutes.
- J. Hegarty requested that K. Whitaker upload the final minutes from our January and February meeting minutes to our DropBox folder.

✓ *D. Watson motioned to approve the Vice President's Report. Second by T. Singh. Ayes all present; the motion carried.*

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

- M. Waldbauer provided a summary of the Treasurers reports to the Board for review. There were no questions or concerns.

✓ *D. Watson motioned to approve the Vice President's Report. Second by sunny. Ayes all present; the motion carried.*

### **DIRECTOR and COMMITTEE REPORTS**

#### **ROADWAY MANAGER'S REPORT:**

- D. Watson has finalized the contract with Black Diamond as the sprinkler company for 2023. They are contracted to turn on the sprinkler systems in the Spring and turn off the sprinklers in the Fall.
- Black Diamond plans to come out the week of May 15, 2023, to turn on the system and check for any leaks or other malfunctions.
- Black Diamond would like a pre-approved allowance to repair leaks or broken items they may find when they turn on the sprinklers. The Board discussed this in detail and approved a not-to-exceed ration of \$200 for irrigation system repairs while on-site for the sprinkler activation.
- Next PRRMA meeting is scheduled for April 11, 2023.

- PRRMA will be splitting the road work between 2023 and 2024.
  - D. Watson reported that sidewalk work is moving forward. Leveling and lifting will begin this year.
  - M. Waldbauer requested Certificate of Liability Insurance for Workers' Compensation from Black Diamond.
- ✓ *J. Hegarty motioned to approve the Vice President's Report. Second by T. Singh. Ayes all present; the motion carried.*

**ARCHITECTURAL REVIEW COMMITTEE (ARC):**

- No new requests for the month of March.

**SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:**

- M. Waldbauer provided a summary of communication activities and web site updates.

**OLD BUSINESS:**

- No Old Business.

**NEW BUSINESS:**

- No New Business.

**NEXT MEETING DATE:** Monday, May 8, 2023 @ 7:00 PM from the Canton Township Administration building, Meeting Room B and via a Zoom conference call.

**ADJOURNMENT:**

✓ *D. Watson motioned to adjourn at 8:00PM. Second by M. Waldbauer. Ayes all present; the motion carried.*

Minutes Respectfully Submitted,  
Jim Hegarty  
Secretary – Pheasant View Homeowners' Association