

Pheasant View Homeowners' Association

PO Box 871463, Canton, MI 48187

WWW.PHEASANTVIEW.ORG



Jim Hegarty	- President
Omar Alomary	- Vice President, Grounds & Maintenance Manager
Jamie Mitchell	- Secretary
Mark Waldbauer	- Treasurer
Kevin Whitaker	- Roadway Manager

REGULAR BOARD MEETING MINUTES Monday, January 8, 2018

LOCATION: Canton Township Administration Building, HR Conference Room.

BOARD MEMBERS PRESENT: J. Hegarty, O. Alomary, M. Waldbauer, K. Whitaker, J. Mitchell

BOARD MEMBERS ABSENT:

GUESTS ALSO PRESENT: Kathy Jahn

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

APPROVAL OF THE MINUTES:

- ✓ *J. Hegarty motioned to approve the December 2017 meeting minutes as amended, second by K. Whitaker. Ayes all present; the motion carried.*

ANNOUNCEMENTS: None.

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS: None.

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- Dropbox Access – Jim confirmed that J. Mitchell has been given access, he will ensure that Ralph has no more business that needs to be uploaded and then will ask June as communications coordinator to remove Ralph.
- HR conference room meeting will be the location for all meetings in 2018 except November which will be at the Pheasant Run Golf Course for the Annual Meeting.
- ✓ *K. Whitaker motioned to approve the President's report, second by O. Alomary. Ayes all present; the motion carried.*

VICE PRESIDENT'S REPORT:

- No report

SECRETARY'S REPORT:

- No report

TREASURER'S REPORT:

- 2018 Proposed Budget – Mark walked through the entire proposed budget line by line, answered questions and the board made recommendations for small tweaks and changes. The final approved budget for 2018 is \$109,328.80.
- There was some concern that there is only \$3,617.28 in projected carry-over, the board will keep a very close eye on all spending for the 2018 calendar year to prevent overspending.
- Mark has come up with a way that offer the opportunity for homeowners to pay their annual dues via credit card using PayPal. There is no cost to the association, the transaction fees would be the responsibility of the homeowner.
 - ✓ *O. Alomary motioned to approve the 2018 Budget v.1.3, second by J. Hegarty. Ayes all present; the motion carried.*
 - ✓ *J. Hegarty motioned to approve the use of credit cards for annual dues payment, second by K. Whitaker. Ayes all present; the motion carried.*
 - ✓ *J. Hegarty motioned to approve the Treasurer's report, second by O. Alomary. Ayes all present; the motion carried.*

DIRECTOR and COMMITTEE REPORTS

ROADWAY MANAGER'S REPORT:

- No PRRMA updates.
- Kevin has prepared a letter which will be sent to Wayne County requesting an assessment be completed for the Beck Rd/Crowndale Blvd intersection for a potential traffic light. This request was brought up by residents during our annual meeting in November. Kevin has educated us that this could take up to 6 months to have an assessment completed.
- There was some discussion around the potential of charging a fee to new homeowners to obtain a status letter for properties they are buying. Our sister subdivisions are charging new homeowners, but it is not clear how much and how they collect the fees. After much discussion, the Board decided that the logistics of managing the process would not be worth the minimal income generated from the fees. In addition, it's certainly not a warm and welcoming gesture from the Sub Division. PVHA will not be adopting that practice.

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- Lot 144, 45400 Southwick; replace existing deck; approved 12.26.2017
- Lot 46, 2130 Stonebridge Way; exterior paint change; approved 12.6.2017
- Ralph Gleba has declined the opportunity to remain as a member of the ARC, Jamie has agreed to step into his role.
- Jim reached out to Chris Radzilowski to confirm she will remain on the ARC.

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- June will work on adding the PayPal information to allow for credit card payments of annual dues to the website.

ACTION ITEM REVIEW:

OLD BUSINESS:

- Mailbox Initiative
 - Phase 2 will start in March – depending on weather.
- Boulevard Tree Project
 - Omar will take over the management of the replacement project now that Ralph

has stepped down from the board.

NEW BUSINESS: None

NEXT MEETING DATE: Annual meeting, Monday, February 12, 2018 Canton Township Administration Building, HR Conference Room – 7:00 PM.

ADJOURNMENT: MOTION:

✓ *J. Hegarty motioned to adjourn, second by J. Mitchell. Ayes all present; the motion carried.*

The meeting adjourned at 8:20 PM.

Minutes Respectfully Submitted,
Jamie Mitchell
Secretary – Pheasant View Homeowners' Association