

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, May 7, 2018

LOCATION: Canton Township Administration Building, HR Conference Room.

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

BOARD MEMBERS ABSENT:

GUESTS ALSO PRESENT: None

CALL TO ORDER: J. Hegarty called the meeting to order at 7:03 PM.

APPROVAL OF THE MINUTES:

- ✓ *M. Waldbauer motioned to approve the April 9, 2018 Board of Directors meeting minutes. Second by K. Whitaker. Ayes all present; the motion carried.*

ANNOUNCEMENTS: None.

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS: None.

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- Garage Sale – May 31st - June 2nd 9am -7pm. Jim will post on Craigslist on May 17th for all 3 subdivisions.
- June, communications coordinator has been doing this for 25 years and is looking for a replacement. This would include mail chimp, Facebook, and PVHA website.
- ✓ *M. Waldbauer motioned to approve the Presidents report. Second by K. Whitaker. Ayes all present; the motion carried.*

VICE PRESIDENT'S REPORT:

- No report

SECRETARY'S REPORT:

- No report

TREASURER'S REPORT:

- Reviewed Treasurer Report. We have one homeowner who overpaid in the amount of \$50. A reimbursement check was mailed but has not yet been cashed. Two email and one first class letter have been sent requesting that the check be taken to the bank.

- Lot 25 has not paid their Annual Assessment and the case has been turned over to our collections agency, ADAC. There has been account activity from ADAC but we are waiting to hear an update from them in the coming days.
- ILS sent a notice indicating that we missed an invoice and owe \$237 for salting. This bill will be paid once the invoice is received.
- ADAC proposed an automatic foreclosure procedure be put in to place for PVHA. The board can pause the process should we deem necessary. This resolution would allow ADAC to expedite the process and invoice as needed without asking for board approval and a payment at each step.
- ✓ *Motion to approve this ADAC resolution by M. Waldbauer. Second by J. Hegarty. 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:

- PRRMA meeting 5-8-18 – Some roadwork in Fairway Pines and The Links Condos along Summit Parkway is being considered.
- Fairway Pines was late with their PRRMA payment, they have asked to have the late fee waived – waiting for resolution on late fee to be discussed at the 5-8-18 meeting.
- Oakley's has done their first cut of the season and they missed one cul-de-sac. K. Whitaker will follow up with them about that and will also ask for a fertilization schedule.

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- ARC Committee approved a request for landscaping improvements for 45902 Overhill Lane, Lot 35. Replace driveway cement and private side walk that leads to the house approved on May 7, 2018.
- ARC Committee approved a request for landscaping improvements for 1873 Stonebridge Way, Lot 103. Replacing the current rotted/damaged wooden deck with a new wooden deck. The color will be same as the natural wood. Depth will not be changed, but the length along back wall will be extended about 16 ft. shape will not be changed from current one (rectangle shape)
- ARC Committee approved a request for landscaping improvements for 46878 Overhill Lane, Lot 43. Request to improve the grading so the storm water will be able to flow to the storm drain. Referred homeowner to Bill Serchak, Canton Township Engineer and sent Canton Township ordinances on April 18, 2018. Bill Serchak has no issues with the homeowner's plan, but suggested a French drain would work better. The homeowner will wait until the lawn dries out before making any changes.

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- No Report.

ACTION ITEM REVIEW:

OLD BUSINESS:

- Mailbox Initiative:
 - We are awaiting a date from Jay for the Phase 2 installation and he will also replace the peeling posts. We now have identified three peeling posts, but Jay will closely inspect the others as he wipes and waxes the posts installed in phase one.

NEW BUSINESS:

NEXT MEETING DATE: Monday, June 11, 2018 Canton Township Administration Building, HR Conference Room – 7:00 PM.

ADJOURNMENT: MOTION:

✓ *J. Hegarty motioned to adjourn at 7:55PM. Second by O. Alomary. Ayes all present; the motion carried.*

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