

# *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, March 9, 2020**

**LOCATION:** Canton Township Administration Building, HR Conference Room.

**BOARD MEMBERS PRESENT:** J. Hegarty, T. Singh, M. Waldbauer, D. Watson, K. Whitaker

**BOARD MEMBERS ABSENT:** None

**GUESTS ALSO PRESENT:** Pravin Shah (Lot #34) and Omar Alomary (Lot #55)

**CALL TO ORDER:** J. Hegarty called the meeting to order at 7:10 PM

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

- ✓ *J. Hegarty motioned to approve the February 10, 2020 Board of Directors meeting minutes. Second by D. Watson. Ayes all present; the motion carried.*

**ANNOUNCEMENTS:** None

### **CITIZEN / HOMEOWNER NON-AGENDA COMMENTS:**

- P. Shah questioned who had responsibility for the replacement of the apron leading into his driveway. Because our sub is privately owned, the apron is the responsibility of the homeowner.
- P. Shah has requested that blocked existing street signs have reflectors attached. D. Watson will bring the issue up with PRRMA about overgrown trees blocking the street signs.

### **OFFICERS' REPORTS**

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

- The text message group was established in order to capture quick responses from the Board when needed.
- J. Hegarty has submitted the questions from the Board to Tracy Danner-Bond (ZDF) requesting a response. We will be requesting an updated quote to modify our existing covenants and by laws.
- A list of homeowners that store their garbage cans/recycling bins outside in view of the street has been distributed to the board. T. Singh will also be issuing letters to 22 homeowners that have been identified as offenders to our C&R's. These items must be stored in the garage in order to be in accordance with the C&R's.
- The garbage bags of brick pavers located at Lot #68 (1928 Crowndale Lane) have been removed.
  - ✓ *T. Singh motioned to approve Presidents Report. Second by D. Watson. Ayes all present; the motion carried.*

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

- Subdivision Street Lights - T. Singh will still need to follow up to see if any grants are offered by the township to help cover the cost of the project. The lights in Central Park were identified as the ones preferred for PV.
  - ✓ *J. Hegarty motioned to approve Vice Presidents Report. Second by M. Waldbauer. Ayes all present; the motion carried.*

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

- No report.

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

- Homeowners that utilize PayPal for payment of their annual assessment have been charged and additional \$0.01 due to rounding issues with the transactional fees.
- All but 13 homeowners have paid their 2020 annual assessment (92% of the assessments have been collected). Assessments were due by March 1<sup>st</sup>. Additional reminders will be sent to those who have not yet paid.
- As part of an effort to insure security for its accounts, Bank of America (PVHA's bank) has requested a physical address for the HOA. The HOA currently has a PO Box and no physical address.
- M. Waldbauer also clarified for the Board that PVHA remains a "not for profit" corporation but is not tax exempt. PRRMA and Fairways and Fairway Pines are similarly classified.
  - ✓ *J. Hegarty 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 believes that PRRMA has no budget specifically for sidewalks. Further questions must be asked of PRRMA as to what happened with monies needed to cover sidewalk replacements and "mud jacking" that did not take place in 2019. J. Hegarty requested that D. Watson propose to PRRMA that BOTH the sidewalk and street repair be done in 2020 for PV.
- Spalding DeDecker (3<sup>rd</sup> party engineering firm) will be walking PV and evaluating our sidewalks.
- PRRMA's next meeting is March 31<sup>st</sup>
- Oakley has provided a revised quote of \$11,500.00 for our 2020 landscape services. The board has approved this amount via an email vote. M. Waldbauer will issue the payment to Oakley prior to April 15<sup>th</sup>.
- D. Watson will pursue a snow removal quote from ILS for the 2020/2021 season

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

- No requests this month.
- J. Hegarty to follow up with the Southwick homeowner that has installed a wheelchair ramp and didn't make a request

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

- Nothing to report

### **OLD BUSINESS:**

- Nothing to report

### **NEW BUSINESS:**

- A homeowner has raised the issue about installing speed bumps through the sub. This has already been evaluated by the HOA and the township. The township recommendation was not to install the bumps because it would just encourage speeding between the bumps.

**NEXT MEETING DATE:** Monday, April 13, 2020 HR Conference Room 7:00 PM.

**ADJOURNMENT:**

MOTION: *J. Hegarty motioned to adjourn at 8:22 PM. Second by M. Waldbauer. Ayes all present; the motion carried.*

Minutes respectfully submitted,  
Kevin Whitaker - Secretary