

# *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
Jamie Mitchell	- Secretary
Mark Waldbauer	- Treasurer
Kevin Whitaker	- Roadway Manager

## **REGULAR BOARD MEETING MINUTES Monday, July 8, 2019**

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

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

**BOARD MEMBERS ABSENT:**

**GUESTS ALSO PRESENT:** K. Jahn

**CALL TO ORDER:** J. Hegarty called the meeting to order at 7:01PM

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

- ✓ *J. Hegarty motioned to approve the May 13, 2019 Board of Directors meeting minutes. Second by M. Waldbauer. Ayes all remaining present; the motion carried.*

**ANNOUNCEMENTS:** None

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

### **OFFICERS' REPORTS**

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

- J. Hegarty has continued correspondence with B. Amann regarding potential changes to our C & R's and By-laws. The conversation will continue as we work to add language about our mailboxes and landscaping.
- J. Hegarty asked about the sidewalk evaluation and if the board weighed in, they did and K. Whitaker will take it to PRRMA on July 9<sup>th</sup>.
  - ✓ *M. Waldbauer motioned to approve Presidents Report. Second by K. Whitaker. Ayes all present; the motion carried.*

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

- T. Singh sent letters to homeowners at the following lots, 17, 81, 62 and 123 asking them to reassess the trees in between their sidewalk and street.
  - ✓ If as of July 15<sup>th</sup>, these homeowners have not addressed the situation or at least responded a second letter will be sent.
- J. Hegarty has asked the board to walk the subdivision and make note of addresses/lot numbers of those homes which need some attention to their landscaping. Each board member will then report back with a list within the next week so that action can be taken.
- T. Singh has standing water in the common area behind his home and it needs to be addressed.

K. Whitaker and J. Hegarty will walk the yard and begin to make an assessment on the situation when it is wet and dry. This issue is affecting lots 58 – 56.

- ✓ *J. Hegarty motioned to approve Vice Presidents Report. Second by M. Waldbauer. Ayes all present; motion carried.*

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

- J. Mitchell uploaded all of the minutes from past meetings to dropbox.
  - ✓ *M. Waldbauer motion to approve the Secretary's report. Second by T. Singh. Ayes all present; motion carried.*

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

- The board received and reviewed the Treasurer's financial report which was sent via email by M. Waldbauer on July 2<sup>nd</sup>. K. Whitaker posed a question about a report that would show where we are in the budget with spending for the year and asked if we can look at that for 2020 to allow for better planning through the year.
  - ✓ M. Waldbauer will work on this new reporting option and share it as he can.
- There was conversation on the water billing issues and the fixed costs related to those bills. M. Waldbauer will continue to monitor these expenses for the HOA.
  - ✓ *J. Hegarty motioned to approve the Treasurer's financial report. Second by K. Whitaker. Ayes all board members present; the motion carried.*

### **DIRECTOR and COMMITTEE REPORTS**

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

- K. Whitaker will attend the next PRRMA meeting on July 9<sup>th</sup>, he will take our list of sidewalk issues and insurance information provided by M. Waldbauer to the next meeting.
- The broken vacuum breaker seal on the sprinkler system at the south entrance as well as broken sprinkler heads which were broken throughout the common areas have been fixed per M. Waldbauer.
- We need to replace a Rain Bird Irrigation Controller TBOS CM2 in cul-de-sac #3 (2133 Stonebridge Way) at a cost of \$135.95 + shipping and handling. The Board did not approve this expenditure at this time.

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

- No requests this month.

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

### **ACTION ITEM REVIEW:**

#### **OLD BUSINESS:**

**NEW BUSINESS:** Cherry Hill United Methodist Church has sent a letter to the HOA inviting everyone to a service on July 21<sup>st</sup> at 10am at Cherry Hill United Methodist Church located at 321 S. Ridge Rd, Canton MI 48188 to celebrate their 185 years of service to the community. This church is two years older than Canton Township's Charter.

**NEXT MEETING DATE:** DATE CHANGE: Monday, August 5, 2019 Canton Township Administration Building, HR Conference Room – 7:00 PM.

#### **ADJOURNMENT: MOTION:**

- ✓ *J. Hegarty motioned to adjourn at 8:40PM. Second by M. Waldbauer. Ayes all present; the motion carried.*