

Pheasant View Homeowners' Association

PO Box 871463, Canton, MI 48187



WWW.PHEASANTVIEW.ORG

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

REGULAR BOARD MEETING MINUTES Wednesday, December 17, 2025

LOCATION: This Board Meeting occurred virtually only. The meeting is also available to the membership via "Zoom" video conference. Zoom link is posted on the PVHA Facebook Page and on the PVHA website.

BOARD MEMBERS VIRTUALLY PRESENT: K. Borninski, K. Whitaker, J. Hegarty

BOARD MEMBERS ABSENT: M. Waldbauer, T. Singh

GUESTS ALSO PRESENT: None

CALL TO ORDER: J. Hegarty called the meeting to order at 7:08 PM

APPROVAL OF AGENDA:

- ✓ *J. Hegarty motioned to approve the agenda. Second by K. Whitaker. Ayes all present; the motion carried.*

APPROVAL OF OCTOBER 13, 2025 MEETING MINUTES:

- It was decided to approve the October Minutes at a later date so that all board members could have time to review them.

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS: None

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- J. Hegarty contacted DTE again; he still did not receive a response. Emma DiCesare (Kramer), Canton's Resident Advocate, was copied as well.
- M. Waldbauer received a message about leaves and dirt left by the snowplow. J. Hegarty spoke with the same homeowner concerned about the snowplow service. The leaves and dirt were not cleared from the street prior to the snow falling.

✓ *K. Whitaker motioned to approve the President's Report as submitted. Second by K. Borninski. Ayes all present; the motion carried.*

VICE PRESIDENT'S REPORT:

- No report.

SECRETARY'S REPORT:

- K. Borninski posted the meeting notice in the Facebook group and completed the minutes.
- K. Borninski was able to set up a meeting with the Township Supervisor and Deputy Supervisor to discuss various concerns about PRRMA.

✓ *J. Hegarty motioned to approve the Secretary's Report. Second by K. Whitaker. Ayes all present; the motion carried.*

TREASURER REPORT:

- M. Waldbauer sent his report by email.
- K. Whitaker noted that the budget was still in good shape with only one more month left in the fiscal year.
- K. Whitaker bought some new holiday lights for the subdivision entrances.
- J. Hegarty will ask M. Waldbauer about any budget carryover for 2026.

✓ *J. Hegarty motioned to approve the Treasurer's Report. Second by K. Whitaker. Ayes all present; the motion carried.*

DIRECTOR and COMMITTEE REPORTS**ROADWAY MANAGER'S REPORT:**

- The sidewalk flags that were poured recently seem to be drying and hardening fine.
- However, the sidewalk work for 2025 is not complete.
- Berm tree replacement will need to take place in the spring.
- K. Whitaker has not yet had a chance to trim the large overgrown evergreen tree on PVHA property near Lot #1. He will address it in the spring.
- K. Whitaker will contact Oakley in the spring about lawn and landscape services.
- M. Waldbauer has updated the PVHA website with information about the criteria for sidewalk repairs.
- At the PRRMA meeting, a budget increase was approved. K. Whitaker voted against this increase.
- M. Waldbauer sent documents outlining PRRMA's budget increases and decreases over the years.
- Carrie Thomas will be the new Canton Township Representative on the PRRMA board.

✓ *J. Hegarty moved to approve the Roadway Manager's Report. Second by K. Borninski. Ayes all present; the motion carried.*

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- The ARC did receive a request from the homeowner at Lot #14 for replacement windows. The request was approved by the ARC.

COMMUNICATIONS: No report.

OLD BUSINESS:

- PVHA Board Officer roles—the board decided on the following roles for 2026:
President—Jim Hegarty
Vice President—TejKiran Singh
Secretary—Kate Borninski
Treasurer—Mark Waldbauer
Roadway Manager—Kevin Whitaker

NEW BUSINESS:

- There was a discussion on topics for the meeting with Canton Township officials about PRRMA.

NEXT MEETING DATE:

Monday, January 12 @ 7:00 PM at the Canton Township Administration Building, Meeting Room C (Lower Level) and via a Zoom conference call. Note the room change.

ADJOURNMENT:

✓ J. Hegarty motioned to adjourn at 8:43 PM. Second by K. Whitaker. Ayes all present; the motion carried.

Minutes Respectfully Submitted,
Kate Borninski
Secretary – Pheasant View Homeowners’ Association