

Pheasant View Homeowners' Association

PO Box 871463, Canton, MI 48187

WWW.PHEASANTVIEW.ORG



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| 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, January 14, 2019

LOCATION: Canton Township Administration Building, HR Conference Room.

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

BOARD MEMBERS ABSENT:

GUESTS ALSO PRESENT: Yong and Connie McDowell

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

APPROVAL OF THE MINUTES:

- ✓ *J. Hegarty motioned to approve the December 10, 2018 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 reviewed the course of action for any homeowner who does not have street trees in front of their house. If homeowner does not immediately take action and replace all 3 trees upon their removal, the board will notify them in writing that this has to be completed within a reasonable timeframe. If at the end of that period of time no action is taken, the board will send them second notification in writing, if still no action is taken, the board will then contract to have the trees replaced and bill the homeowner for all costs. If that bill is not paid, the board will then take legal action to get paid.
 - ✓ *M. Waldbauer motioned to approve Presidents Report. Second by S. Singh. Ayes all present; the motion carried.*

VICE PRESIDENT'S REPORT:

- S. Singh would like to look into the addition of security cameras in the common areas of our neighborhood. J. Hegarty encouraged S. Singh to research the cost and bring it back to the board for further conversation.
- S. Singh suggested that the board work with the lawn care company we use for the common areas to work out a Sprinkler Winterization Contract that the residents in PVHA could should they chose take advantage of to try and get a bulk discount. K. Whitaker will talk to them and

see if this is a feasible option.

- S. Sing also suggested that the board do the same thing to try and procure a company who offers Mosquito Repellant for yards. K. Whitaker will find out if the lawn company offers this service.
 - ✓ *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:

- Wrapping up 2018, there is approximately \$11,800 in reserve for the year. M. Waldbauer led a discussion with the group regarding if we have enough in our reserve in case of an emergency or if we should increase annual assessments to provide more of a cushion.
- 2019 budget conversation
 - Discussion of our current PVHA annual assessment and where it falls in relation to other neighborhoods near PV. See attachment.
 - M. Waldbauer provided two different budget proposals one with an increase and one keeping assessments the same for 2019. The board had further discussion about the need to increase but the decision was ultimately made to sustain the same assessment for 2019 to be revisited in late 2019 for possible movement in 2020.
- Scenic Landscaping our snow removal company had their insurance cancelled, we were notified via their insurance company. K. Whitaker will call and obtain a new copy of their insurance.
 - ✓ *J. Hegarty motioned to approve proposed budget A (attached). Second by K. Whitaker. Ayes- J. Mitchell and S. Singh, Nay- M. Waldbauer; the motion carried.*
 - ✓ *J. Hegarty motioned to approve Treasurer's report. Second by K. Whitaker. Ayes all present; the motion carried.*

DIRECTOR and COMMITTEE REPORTS

ROADWAY MANAGER'S REPORT:

- The following is a summary of the PRRMA meeting that took place on 1/8/19:
 - The 2019 PRRMA Budget was approved for \$522K. The major expenditures are as follows:
 - \$391K will be spent on road repair and associated engineering
 - \$62K will be spent on roadway crack sealing
 - \$37K to repair "The Links" entrance on Summit Parkway
 - \$15K for tree maintenance in the common areas
 - Annual assessments will not be increased for 2019 (Pheasant View assessment will remain \$53.4K)
 - The PRRMA reserve balance is forecasted to be \$202K at the end of 2019
 - Based upon the latest PASER study an additional \$340K will need to be spent on roadway repair in 2020
 - Both Fairways and Fairway Pines are having issues with parking on their streets. Fire Hydrants are being blocked and the fire lanes are being ignored (cars parking on both sides of many streets). It was identified that none of the three subs have signage in place identifying fire lanes. The respective HOA's are to discuss the possibility of adding these signs. It is a requirement of ALL new subs in Canton to have fire lane signage.
 - One of our entrance monument lights was vandalized. K. Whitaker will notify PRRMA of the damage and PRRMA will be responsible for the repair.

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- No requests this month.

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- No report

ACTION ITEM REVIEW:

OLD BUSINESS:

- None

NEW BUSINESS:

- The board has continued the conversation regarding the changes of the Covenants, Restrictions and Bylaws regarding mailboxes and landscaping. M. Waldbauer continued conversation with Bryan Amann, local attorney helping with the language of the changes.

NEXT MEETING DATE: Monday, February 11, 2019 Canton Township Administration Building, HR Conference Room – 7:00 PM.

ADJOURNMENT: MOTION:

- ✓ *J. Hegarty motioned to adjourn at 8:29PM. Second by S. Singh. Ayes all present; the motion carried.*