

Pheasant View Homeowners' Association

PO Box 871463, Canton, MI 48187

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, May 10, 2021

LOCATION: Each member at home, meeting via “Zoom” video conference, open and available to the membership. Zoom link is posted on the PVHA Facebook Page.

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

BOARD MEMBERS ABSENT: None

GUESTS ALSO PRESENT: J. Waldbauer (Lot #113)

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

APPROVAL OF THE MINUTES:

- ✓ *J. Hegarty motioned to approve the April 12, 2021 Board of Directors meeting minutes. Second by D. Watson. Ayes all present; the motion carried.*

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS: None

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- The second meeting with ZDF to complete the review of the Bylaws and Covenants & Restrictions is scheduled for Thursday May 13th. After this review ZDF will create their second draft which will be sent to the homeowners for review.
- The garage sale (including the Fairways and Fairway Pines subs) will be scheduled for June 3-5 from 9:00 AM to 5:00 PM. The PVHA A-frame signs will be placed at the entries announcing the event.
 - ✓ *M. Waldbauer motioned to approve the President's Report. Second by D. Watson. Ayes all present; the motion carried.*

VICE PRESIDENT'S REPORT:

- T. Singh met with the Canton Ordinance officer at Lot #25 (1844 Crowndale Ln.). The officer ticketed the homeowner for not pulling permits for the work performed (and required work to stop in the absence of a permit), having an inoperable vehicle in the driveway, and for the high grass height.
- Lot #145 (45548 Southwick Dr.) has a dead tree in the front yard. A letter was issued to the homeowner requesting that the tree be removed.

- Lot #1 (Crowndale Ln.) has stored lumber in the PRRMA right-of-way (North Crowndale entrance). J. Hegarty has stopped by to visit the homeowner unsuccessfully to educate them on the violation and to make them aware that any external modifications must be approved by the ARC.
 - ✓ *J. Hegarty motioned to approve the President's Report. Second by M. Waldbauer. Ayes all present; the motion carried.*

SECRETARY'S REPORT:

- Nothing to report.

TREASURER'S REPORT:

- All but one homeowner has paid the 2021 Annual Assessments (161 out of 162 homes collected). The outstanding payment is associated with a house currently being sold. The closing was to have happened in April. No notification was received confirming that the closing took place. A final notice will be issued to the homeowner stating that if the assessment with the interest and late fees are not paid by May 15th, the matter will be handed over to our collection agency.
 - ✓ *D. Watson motioned to approve the Treasurer's Report. Second by T. Singh. Ayes all board members present; the motion carried.*

DIRECTOR and COMMITTEE REPORTS

ROADWAY MANAGER'S REPORT:

- At the May PRRMA meeting, the PRRMA Board approved \$51K for the repair of the sidewalks in all three subdivisions. Pheasant View will receive \$16K for the repair of its sidewalks. The repairs will make the subdivision Canton ordinance compliant but will not address water pooling.
- A significant amount of roadwork will take place in PV this summer. The specific areas of focus and the project timing will be discussed in the June PRRMA meeting.
- PRRMA is evaluating the replacement of the entrance ground lighting (currently high-pressure sodium) for all three subs. LED lighting is being considered. This will provide a cost savings to PVHA but could provide a different look (different hue and brightness).
- The water meters have been reinstalled and Oakley has been notified to energize the subdivision irrigation system.

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- The request to install an egress window at **2168 Stonebridge Way, Lot 47** was APPROVED.
- The request to modify the existing front yard walkway and porch at **1312 Crowndale Lane, Lot 152** was APPROVED.
- The request to replace the existing driveway and add a new section directly at the end of the driveway and remove the arborvitaes at **46020 Windridge Lane, Lot 20** was APPROVED.
- The request to replace the existing brick pavers with a stamped concrete patio at **1777 Stonebridge Way Court, Lot 111** was APPROVED.

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- The subdivision Garage Sale announcement was posted on Facebook by J. Waldbauer.
- T. Singh has requested that a Facebook / website reminder be posted emphasizing to homeowners that curb trees must be trimmed to 7 feet above the sidewalk to comply with the Canton ordinance.

OLD BUSINESS:

- Nothing to report.

NEW BUSINESS:

- Nothing to report.

NEXT MEETING DATE: Monday, June 14, 2021 @ 7:00 PM will be held via a Zoom conference call.

ADJOURNMENT:

✓ *J. Hegarty motioned to adjourn at 8:02 PM. Second by D. Watson. Ayes all present; the motion carried.*

Minutes respectfully submitted,
Kevin Whitaker - Secretary