

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, April 13, 2020

LOCATION: Each member at home, meeting via conference call, open and available to the membership

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

BOARD MEMBERS ABSENT: None

GUESTS ALSO PRESENT: Ben & Diane Langer (Lot #74)

CALL TO ORDER: J. Hegarty called the meeting to order at 7:03 PM

APPROVAL OF THE MINUTES:

- ✓ *J. Hegarty motioned to approve the March 9, 2020 Board of Directors meeting minutes. Second by D. Watson. Ayes all present; the motion carried.*

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS:

- Nothing to report

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- The HOA has decided to change the email hosting service in order to reduce cost. We historically used GoDaddy and we will be shifting to Hostinger at a savings of approximately \$400. Forwarding emails from the Board@PheasantView.org to the other board members does work, but it requires June's personal computer to route the emails to the board members individual email addresses. Board members should set up a distribution list including the personal email addresses of the other board members to make distribution easier.
- There was a response to the letter sent to Lot #125 requesting that their garbage cans be relocated where they are not visible from the street. The homeowner stated that the cans contain wood and not garbage. J. Hegarty responded that regardless of the contents of the cans they must be placed out of sight.
- Tracy Danner-Bond (ZDF) communicated that discounts would not be given to PVHA for utilizing work that had been done for our sister subdivisions. They were open to allowing the HOA to pay in installments over 12 months. The fees have increased from \$7,500 up to \$8,000 for the project. J. Hegarty will look to see if any other firms could quote the project in an attempt to leverage ZDF. We should make sure we have the support of the homeowners before we commit to ZDF. ZDF suggested a survey (mail chimp) or a general letter should be issued to the

homeowners to insure support of our desired changes to our C&R's. J. Hegarty will investigate if payment milestones are a viable option to limit the HOA's exposure.

- ✓ *M. Waldbauer motioned to approve Presidents Report. Second by D. Watson. Ayes all present; the motion carried.*

VICE PRESIDENT'S REPORT:

- Twenty-two letters were sent to homeowners requesting that they remove their recycling / trash cans so that they are not visible from the street. Only one homeowner (Lot# 125) has responded to date. Most homes have not yet taken any action. See **Schedule A** for a list of the 22 properties.
- Subdivision Street Lights – No update due to the Canton Township offices being closed due to COVID. The township may offer the HOA options to reduce the cost of these street lights.
 - ✓ *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:

- Lot #21 paid a \$110 late fee in advance of it being due. The homeowner was notified and the \$110 was returned.
- All but 4 homeowners have paid their 2020 annual assessment (98% of the assessments have been collected). The Board agreed to extend the grace period from 30 to 60 days. Penalties will be assessed on May 1st. Multiple notifications have been sent to homeowners that have not yet paid.
- There was a slight reclassification of certain landscaping line items within the 2020 budget. The budget now better aligns with the Oakley invoice.
- The additional \$500 being quoted by ZDF will need to be covered within the 2020 budget by lowering the amount allotted for the berm landscaping.
 - ✓ *J. Hegarty 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:

- *Motion made to approve the \$11,500 payment to Oakley for the 2020 landscaping maintenance. Second by M. Waldbauer. Ayes all board members present; the motion carried.*
- D. Watson received a snow removal quote from ILS for the 2020/2021 season in the amount of \$11,500 which is \$5,000 above our budget. We may need to re-evaluate how we pay the snow removal companies in the future. Seasonal was pre-paid for the season and only removed snow from the sub three times.
- No PRRMA meeting was held since our last PVHA meeting. Several requests for follow up were sent to PRRMA board members but no responses were issued. The next meeting has not yet been scheduled.

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- No requests this month.

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- Nothing to report

OLD BUSINESS:

- Nothing to report

NEW BUSINESS:

- Nothing to report..

NEXT MEETING DATE: Monday, May 11, 2020 HR Conference Room 7:00 PM (*Tentitive pending the extension of the State of Michigan "Stay at home" order.*)

ADJOURNMENT:

MOTION: *J. Hegarty motioned to adjourn at 8:28 PM. Second by M. Waldbauer. Ayes all present; the motion carried.*

Minutes respectfully submitted,
Kevin Whitaker - Secretary

Schedule A

Homeowners receiving letters for unsightly conditions:

	Address	lot	Name	Questionable
1312	Crowndale Lane	152	Bergmann, Todd and Lanae	Trash Bins
1396	Crowndale Lane	155	Barnes, Morris and Deborah	
1409	Crowndale Lane	125	Patel, Pankaj and Nita	
1507	Crowndale Lane	122	Matuszewski, John and Lisa	
1732	Crowndale Lane	4	Mian, Mahfoozulhaq and Hasna	
1788	Crowndale Lane	23	Phillips, Bryant and Franca	
2068	Crowndale Lane	87	Rakowski, John and Victoria Mazaitis	
46207	Overhill Lane	70	Sachdev, Satish K.and Savita	
46878	Overhill Lane	43	Zhen, Jiantie and Jing Luo	
45696	Southwick Drive	146	Wein, Mark	
45697	Southwick Drive	141	Ali, Amin and Muhalli	
46733	Southwick Drive	134	Zhu, Shuyi	
46802	Southwick Drive	132	Thompson, Calvin and Linda	
1698	Stonebridge Way	8	Murugesan, Bangaruswamy and Shoba	
1722	Stonebridge Way	10	Doshi, Kaushik and Lina	
1993	Stonebridge Way	93	Cannon, Kelly and Robert Esper	
2017	Stonebridge Way	91	Ramkrishna, Arvind and Usha	
2149	Stonebridge Way	57	Verellen, Damian and Nikkole	
45996	Windridge Lane	19	Downey, Wendy and James	
46068	Windridge Lane	22	Dton, Christopher and Tamara	
46153	Windridge Lane	50	Oliveria, Arnaldo	
46177	Windridge Lane	49	Kapas, Peter and Coleen	