

Pheasant View Homeowners' Association

PO Box 871463, Canton, MI 48187

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, December 9, 2019

LOCATION: Canton Township Administration Building, HR Conference Room.

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

BOARD MEMBERS ABSENT: None

GUESTS ALSO PRESENT: None

CALL TO ORDER: J. Hegarty called the meeting to order at 7:10PM

APPROVAL OF THE MINUTES:

- ✓ *J. Hegarty motioned via email on 12-17-19 to approve the October Meeting Minutes. Second by M. Waldbauer. Ayes all others via email; the motion carried.*

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS: None

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- Jennifer Voss from PCCS would like to come and talk about the upcoming bond that we will be voting on as a community. We are going to work to partner with our neighboring communities to come and be a part of this meeting.
- Jim will book the HR conference room for the 2020 meetings on the 2nd Monday's of the month.
- ZDF Update - Libby Tomasko, Board member from Fairways at Pheasant Run, forwarded resent work performed by ZDF. J. Hegarty reviewed the changes to their Covenants and Restrictions updated by ZDF. The work performed was impressive and worth a further conversation. The decision is up to the board if we would hire ZDF and move forward with a minimum of \$7500. This item would need to be budgeted if we were to proceed.
- Sidewalk update – Lot #100 Yong, Lot #5 Eglesfield, will be added to the full list we have, and this will be addressed by our Roadway Manager during the next PRRMA meeting. PRRMA will work to get this list updated and we hope that this report will be used as they move forward in 2020.
 - ✓ *M. Waldbauer motioned to approve Presidents Report. Second by K. Whitaker. Ayes all present; the motion carried.*

VICE PRESIDENT'S REPORT:

- Leaves are gathering between the berms and the property line along the southeast area of the

neighborhood. K. Whitaker will speak with Oakley regarding next year's fall clean up.

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

SECRETARY'S REPORT:

- No report.

TREASURER'S REPORT:

- M. Waldbauer shared the November financials. J. Hegarty questioned if we are going to have enough money in February to pay our first PRRMA quarterly assessment? M. Waldbauer responded that we should be able to meet that payment.
- M. Waldbauer replaced the 150-watt metal halide lamp at the eastern-most lamp post, at the Windridge entry. A receipt for the lamp was given to K. Whittaker to forward to PRRMA for reimbursement.
- M. Waldbauer reported we just received our Tailored Liability Insurance invoice of \$1582.00. This is the last large expected invoice for this calendar year.
- We have not received a rebate from the Accident Fund Insurance company of America. They underwrite our workers' compensation liability insurance. M. Waldbauer reported his concern that we were not able to produce a certificate of workers' compensation insurance coverage for Scenic Landscaping, our 1st snow removal contractor last year. We may not see a rebate this year without that document. M. Waldbauer will follow up.
 - ✓ *J. Hegarty motioned to approve the Treasurer's financial report. Second by T. Singh. Ayes all board members present; the motion carried.*

DIRECTOR and COMMITTEE REPORTS

ROADWAY MANAGER'S REPORT:

- K. Whitaker attended the last meeting of PRRMA. Bill Sercheck (Chairman) will get the team of engineers to walk the neighborhood to verify our list of sidewalk replacement needs in the spring.
- Regarding sidewalk repair, there will be mud jacking where needed in the Spring of 2020.
- At this point there is no increase in the PRRMA budget.

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- No requests this month.

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- No Report.

ACTION ITEM REVIEW:

OLD BUSINESS:

- J. Mitchell will complete these notes and send them to everyone for December.
- J. Hegarty will continue as President.
- T. Singh will remain as the Vice President.
- M. Waldbauer will remain on as Treasurer for 2020.
- D. Watson will Roadways.
- K. Whitaker will assume the Secretary Position.

NEW BUSINESS:

- M. Waldbauer will be requesting to raise the 2020 annual assessment to at least \$550.00 at the January meeting. The assessments were \$540 in 2015 and have been held to \$525 the past three years. Both our sister subdivisions are at or exceed \$600. We have been fiduciarily responsible and good financial stewards of the membership's money, but prices are rising,

utilities are increasing, and we need a slightly larger cushion of cash.

NEXT MEETING DATE: Monday, January 13, 2019 HR Conference Room (subject to availability). 7:00 PM.

ADJOURNMENT: MOTION:

- ✓ *J. Hegarty motioned to adjourn at 8:23PM. Second by T. Singh. Ayes all present; the motion carried.*