

# Pheasant View Homeowners' Association

PO Box 871463, Canton, MI 48187

[WWW.PHEASANTVIEW.ORG](http://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 Monday, July 8, 2024

**LOCATION:** Canton Township Administration Building, Meeting Room E. The Board meeting is also open and available to the membership via "Zoom" video conference. Zoom link is posted on the PVHA Facebook Page.

**BOARD MEMBERS PRESENT:** K. Whitaker, K. Borninski, M. Waldbauer

**BOARD MEMBERS VIRTUALLY PRESENT:** J. Hegarty, T. Singh

**BOARD MEMBERS ABSENT:** None

**GUESTS ALSO PRESENT:** None

**CALL TO ORDER:** J. Hegarty called the meeting to order at 7:04 PM

### APPROVAL OF AGENDA:

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

### APPROVAL OF THE MAY 13, 2024; JUNE 10, 2024, MEETING MINUTES; AND JUNE 10, 2024, EXECUTIVE SESSION MINUTES:

- ✓ *K. Whitaker motioned to approve the above minutes. Second by T. Singh. The motion carried with 4 yea votes and M. Waldbauer abstaining.*

**ANNOUNCEMENTS:** None

**CITIZEN / HOMEOWNER NON-AGENDA COMMENTS:** None.

### OFFICERS' REPORTS

#### PRESIDENT'S REPORT:

- J. Hegarty heard from the homeowner at 47177 Southwick (Lot 120) about a second notice from the USPS Mail Carrier, which was received on June 12. There are low hanging branches over the mailboxes which are located on Southwick Drive but on the property of 1507 Crowndale Lane (Lot 122), whose mailbox is on Crowndale Lane. K. Whitaker will start on Southwick for the tree trimming in the subdivision.
- Mailbox waxing start soon. K. Whitaker stated that the expense is the same as last year.
- A letter is prepared to send to residents whose trees need trimming to be compliant with Canton Township's ordinance.

- J. Hegarty stated that the black trailer that was parked at 1933 Stonebridge Way (Lot 98) is gone. The homeowner apologized that it took longer than expected.
- ✓ *T. Singh motioned to approve the President's Report. Second by K. Whitaker. Ayes all present; the motion carried.*

#### **VICE PRESIDENT'S REPORT:**

- T. Singh spoke with the Ordinance Officer, William Wagner, about curb tree trimming. The Officer sent 17 letters to PVHA homes whose curb trees need trimming.
- K. Whitaker stated that while tree trimming in the subdivision, missing curb trees could also be noted. J. Hegarty requested that T. Singh follow up with the Ordinance Officer on missing curb trees.
- ✓ *J. Hegarty motioned to approve the Vice President's Report. Second by K. Borninski. Ayes all present; the motion carried.*

#### **SECRETARY'S REPORT:**

- K. Borninski posted the meeting notice in the Facebook group and completed the minutes.
- K. Borninski thanked the other board members for recording the June meeting for her.
- ✓ *K. Whitaker motioned to approve the Vice President's Report. Second by J. Hegarty. Ayes all present; the motion carried.*

#### **TREASURER'S REPORT:**

- M. Waldbauer responded to questions from board members.
- The water bills have not been paid yet. They are due July 29, 2024.
- M. Waldbauer bought Rain Bird controllers for the irrigation systems from Amazon. They are reflected in the irrigation repair budget.
- Payments to A. Zidzik for irrigation repair are now completed for the year.
- J. Hegarty had some concerns about the flowers at the entrances. J. Hegarty suggested that we consider increasing our flower budget for 2025.
- M. Waldbauer received a bill from Hirzel Law for services related to obtaining past due yearly assessments. Once the assessments plus fees have been paid, PVHA should be reimbursed for these legal fees.
- There is \$561 budgeted for software, the website and domain fees. The board is still investigating alternatives to QuickBooks.
- M. Waldbauer will make corrections and resend affected reports to the Board, in response to specific questions as discussed during the meeting.
- ✓ *J. Hegarty motioned to approve the Treasurer's Report with corrections. Second by T. Singh. Ayes all present; the motion carried.*

### **DIRECTOR and COMMITTEE REPORTS**

#### **ROADWAY MANAGER'S REPORT:**

- The PRRMA meeting in June was held. The next meeting is tomorrow (July 9); sidewalks will be on the agenda. G. Hohenberger will be presenting a matrix at this meeting to outline responsibilities.
- K. Whitaker reported that Jason Tree Service cleaned up the berm. Now there is a large dirt pile that needs to be addressed.
- K. Whitaker spoke with Jay about mailbox maintenance (waxing). The cost will be comparable to 2023.

- M. Waldbauer bought controllers for the irrigation system. M. Waldbauer and K. Whitaker will install the new controllers.
- K. Whitaker and assistants will audit the neighborhood for low hanging branches on curb trees and for missing curb trees.
- K. Whitaker will report sidewalk flags with pooling water from rain or sprinklers to PRRMA.
- K. Whitaker raised concerns about the new waste hauling services.

✓ *J. Hegarty moved to approve the Roadway Manager's Report. Second by T. Singh. Ayes all present; the motion carried.*

**ARCHITECTURAL REVIEW COMMITTEE (ARC):**

- No report as no requests were received in the past month.
- There was a discussion about a newly installed fence around a homeowner's new pool.

**SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:**

- There was a question about the Homeowners' Associations which were pre-approved for the 65-gallon trash carts. J. Hegarty will follow up on this.

**OLD BUSINESS:**

- None.

**NEW BUSINESS:**

- Three houses are for sale currently, 1353 Crowndale (Lot #126), 1933 Stonebridge Way (Lot 98), and 2013 Crowndale (Lot #79).

**NEXT MEETING DATE:**

Wednesday, August 14, 2024 @ 7:30 PM at the Canton Township Administration building, Meeting Room E (Lower Level) and via a Zoom conference call.

**ADJOURNMENT:**

✓ *K. Whitaker motioned to adjourn at 8:16 PM. Second by T. Singh. Ayes all present; the motion carried.*

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