Pheasant View Homeowners' Association

PO Box 871463, Canton, MI 48187

WWW.PHEASANTVIEW.ORG

Jim Hegarty - President
TejKiran Singh (Sunny) - Vice President, Grounds & Maintenance Manager
Kate Borninski - Secretary
Mark Waldbauer - Treasurer
Karen Topelian - Roadway Manager

REGULAR BOARD MEETING MINUTES
Monday, September 14, 2026

LOCATION: 1150 S. Canton Center Rd, Meeting Room A. The meeting is also available to the membership via "Zoom" video conference. Zoom link is posted on the PVHA Facebook Page and on the PVHA website.

BOARD MEMBERS PRESENT: K. Borninski, K. Topelian, T. Singh, M. Waldbauer

BOARD MEMBERS ABSENT: J. Hegarty

GUESTS/HOMEOWNERS ALSO PRESENT: None

CALL TO ORDER: T. Singh called the meeting to order at 7:03 pm

APPROVAL OF AGENDA:

- ✓ *T. Singh moved to approve the agenda. Second by M. Waldbauer. Ayes all present; the motion carried.*

APPROVAL OF AUGUST 10, 2026 MEETING MINUTES:

- ✓ *T Singh moved to approve the August meeting minutes as amended. Second by M. Waldbauer. Ayes all present; the motion carried.*

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS:

- None

ORDERS OF THE DAY:

- Kevin Whitaker resigned as Roadway Manager as of Aug. 23, 2026 due to no longer being a homeowner in the subdivision.
- Karen Topelian expressed interest in serving as Roadway Manager for the remainder of K. Whitaker's term.

  - ✓ *M. Waldbauer moved to appoint Karen Topelian as Roadway Manager until the Annual Meeting in November. Second by T. Singh. Ayes all present; the motion carried.*

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- J. Hegarty sent his report by email.
- The previous concerns about the agreement with Ripple Fiber were addressed by email with the

company.
- Skunks in Cul de Sac #2—the board needs some proof that the skunks are living in the cul de sac rather than someone's yard. If they are living in the cul de sac, Plunkett is the company contacted by K. Whitaker. Since J. Hegarty was absent from this meeting, we will follow up with him to find out if he received any proof from the homeowners who are complaining.
- Southwick Traffic Issue—the board discussed various mitigation methods, including curb modifications, crosswalks, signage, and a speed radar sign.

    ✓ *M. Waldbauer moved to approve the Right of Entry and access to the subdivision for Ripple Fiber. T. Singh seconded. Ayes all present; the motion carried.*
    ✓ *T. Singh moved to approve the President's Report. Second by M. Waldbauer. Ayes all present; the motion carried.*

VICE PRESIDENT'S REPORT:
- M. Waldbauer mentioned that the homeowners at Lot 139, where there are 3 missing street trees had emailed the board already with their plans for replacement, so T. Singh will not send a second notice to them.
- T. Singh will contact the homeowners whose properties also have missing street trees or dead street trees.
- The storage of trash bins is still an issue throughout the subdivision.

    ✓ *K. Borninski moved to approve the Vice President's Report. Second by K. Topelian. Ayes all present; the motion carried.*

SECRETARY'S REPORT:
- K. Borninski completed the September 14, 2026 minutes.
- K. Borninski posted a meeting notice in the PVHA Facebook group.

    ✓ *K. Topelian moved to approve the Secretary's Report. Second by M. Waldbauer. Ayes all present; the motion carried.*

TREASURER'S REPORT:
- M. Waldbauer emailed the Treasurer's Report to the Board and posted it on the PVHA website.
- There were no questions for the Treasurer.

    ✓ *T. Singh moved to approve the Treasurer's Report. Second by K. Borninski. Ayes all present; the motion carried.*

<u>DIRECTOR and COMMITTEE REPORTS</u>

ROADWAY MANAGER'S REPORT:
- M. Waldbauer informed the PRRMA board that Karen Topelian is the replacement Roadway Manager until the PVHA Annual Meeting in November.
- K. Topelian has been doing an excellent job of learning and taking on this new role.
- K. Topelian is working on the snow removal contract and getting the fallen crab apple tree removed.
- K. Topelian called Jason's Tree Service about the crab apple tree. The cost is $375 to remove the tree. She also called Platinum Land Works, Inc about the tree, but did not receive a response.
- M. Waldbauer worked with K. Topelian on the snow removal contract and sent several questions to Seasonal Snow Removal. There was a 20% increase quoted over last year due to salt costs, however M. Waldbauer was able to negotiate the increase down to 14%.
- There was a discussion about asking Seasonal to add a clause in the contract about making repairs in the spring if any damage occurs.

- Ernie Williams' property—there are trees on the berm which are encroaching on his property. However, the proposed pruning will look strange. K. Topelian will follow up and try to clarify.

    - ✓ *M. Waldbauer moved to approve the contract for snow removal in the amount of $7068 to Seasonal Snow Removal with the additional clause added. T. Singh seconded the motion. Ayes all present; the motion carried.*
    - ✓ *T. Singh moved to approve spending $375 for removal of the fallen crab apple tree to Jason's Tree Service. K. Borninski seconded. Ayes all present; the motion carried.*
    - ✓ *T. Singh moved to approve the Roadway Manager's Report. Second by M. Waldbauer. Ayes all present; the motion carried.*

ARCHITECTURAL REVIEW COMMITTEE (ARC): no report.

COMMUNICATIONS: no report.

OLD BUSINESS:

- K. Topelian will respond to Rohit Mattew's (Lot #4) email about sidewalks.
- K. Borninski will respond to an email about an unleashed dog.
- After December, a new Zoom link will be needed.
- At the Oct. Meeting, ballots will need to be approved.

NEW BUSINESS:

- None

NEXT MEETING DATE:

Monday, Oct. 12 @ 7:00 PM at the Canton Township Administration Building, Meeting Room C (Lower Level) and via a Zoom conference call.

ADJOURNMENT:

- ✓ *K. Topelian moved to adjourn the meeting at 8:57 pm. Second by T. Singh. Ayes all present; the motion carried.*

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