

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
Kevin Whitaker - Roadway Manager

REGULAR BOARD MEETING MINUTES Monday, May 13, 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: J. Hegarty, K. Whitaker, K. Borninski, M. Waldbauer

BOARD MEMBERS VIRTUALLY PRESENT: T. Singh

BOARD MEMBERS ABSENT: None

GUESTS ALSO PRESENT: K. Jahn (Lot #14)

CALL TO ORDER: J. Hegarty called the meeting to order at 7:08 PM

APPROVAL OF AGENDA:

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

APPROVAL OF THE APRIL 8, 2024, MEETING MINUTES:

- ✓ *M. Waldbauer motioned to approve the April 8, 2024, Board of Directors meeting minutes. Second by K. Whitaker. Ayes all present; the motion carried.*

APPROVAL OF THE APRIL 1, 2024, SPECIAL MEETING MINUTES:

- ✓ *M. Waldbauer motioned to approve the April 1, 2024, Board of Directors meeting minutes. Second by J. Hegarty. Ayes all present; the motion carried.*

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS: None.

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- There is a PRRMA meeting tomorrow (May 14).
- A Black Ford Explorer is parking in front of Lot #50. This car now seems to be parking in the driveway of Lot #54. The car may be from Lot #53.
- M. Waldbauer and K. Whitaker will work on treasurer training together.
- J. Hegarty asked that T. Singh follow up on the grass height at 1844 Crowndale with the township or the homeowner.

- Sometimes the contractor at 1844 Crowndale is parking on the grass there.
 - T. Singh talked to the ordinance officer about Lot #122. The residents don't seem to be parking on the grass anymore.
- ✓ *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 sent a letter to the homeowners at Lot #87 about the unsightly conditions. K. Whitaker will check to see if the conditions have improved, and T. Singh will follow up if necessary.
 - Grass and yard conditions are a concern overall in the subdivision.
 - T. Singh and K. Whitaker will follow up on low hanging tree branches.
 - There is a concern about the trailer at Lot #98 which comes and goes. There was a discussion on permissibility of various types of trailers in the PVHA Covenants and Restrictions. J. Hegarty will reach out to the homeowners as he has already been in touch with them.
- ✓ *J. Hegarty motioned to approve the Vice President's Report. Second by K. Whitaker. Ayes all present; the motion carried.*

SECRETARY'S REPORT:

- K. Borninski completed the April 8 regular meeting minutes and April 1 special meeting minutes.
 - K. Borninski also posted a meeting notice of the May PVHA Board of Directors meeting in the Pheasant View Facebook group.
 - K. Borninski will send an email reminder to review the Treasurer's Report.
- ✓ *J. Hegarty motioned to approve the Secretary's Report. Second by T. Singh. Ayes all present; the motion carried.*

TREASURER'S REPORT:

- M. Waldbauer stated that there are currently two (2) homes with unpaid assessments. There have been no responses from M. Waldbauer's notices.
 - Two (2) sets of homeowners paid their assessments late and paid their late fees.
 - Since there have been no responses to the notices of unpaid assessments, Hirzel Law will now become involved to help retrieve these assessments. M. Waldbauer will send out another notice reflecting this.
 - M. Waldbauer stated that signs for the A-Frame are available for purchase that would remind homeowners that yearly assessments are due on March 1. These could be put up the last two (2) weeks of February. M. Waldbauer will find out more information on these signs.
 - At this point, M. Waldbauer is not aware if the lien on 1844 Crowndale has been released.
 - The QuickBooks software will still need to be replaced at some point.
 - The vote to approve the Treasurer's Report was deferred to email to allow board members more time for review.
- ✓ *K. Whitaker motioned to approve the Treasurer's Report. Second by T. Singh. Ayes all by email; the motion carried.*

DIRECTOR and COMMITTEE REPORTS

ROADWAY MANAGER'S REPORT:

- The PRRMA meeting in April was held. The next meeting is tomorrow (May 14).

- Tim Kljun is leaving the PRRMA board.
 - K. Whitaker created a spreadsheet to track sidewalk flags that need to be replaced or repaired. He sprayed the flags that need replacement with orange dots. PRRMA will need this information soon.
 - The garage sale dates are June 6-8. The garage sale signs will be put out on June 2 (interior) and moved to Beck Road on June 6. They will be moved back to the interior of the subdivision on June 9 and the Garage Sale panels will be replaced with the normal Board Meeting panels.
 - K. Whitaker will seek estimates on dead tree removal and clean up on the berm.
- ✓ *T. Singh moved to approve the Roadway Manager's Report. Second by T. Singh. Ayes all present; the motion carried.*

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- The request to replace the front porch step for 1825 Stonebridge Way Ct.- Lot #107, has been APPROVED by the PVHA Architectural Review Committee.
- The request to install a whole house generator for 1727 Stonebridge Way, Lot #115, has been APPROVED by the PVHA Architectural Review Committee. Please note that it is the homeowners' responsibility to obtain a [permit](#) from the Canton Township Building Department for the installation of their whole house generator.
- There was an inquiry about planting trees. The homeowner will need approval from the ARC team before they plant or replace any trees on their property. Requested the homeowner complete the ARC form.
- The request to replace the front shrubs for 2130 Stonebridge Way, Lot #46, has been APPROVED by the PVHA Architectural Review Committee.
- There was an inquiry about adding an addition to a house. The ARC committee responded to the homeowner on 5/13/2024 that any modifications to the exterior of their home would require the review and approval of the Architectural Review Committee (ARC).

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- J. Waldbauer will compile a newsletter to go out soon. She would like the board to submit information to be included.
- The PVHA website has been updated with photos of the board members.
- M. Waldbauer and T. Singh will investigate an email issue. In the meantime, please copy T. Singh on email communications.

OLD BUSINESS:

- None.

NEW BUSINESS:

- A. Zidzik identified some sprinkler system repairs that need to be addressed. It will cost \$460.00 to pay ALCT Engineering to repair the 4 solenoids that support our 12 northern zones along the Beck berm. The other repairs will be made by PVHA board members.

✓ *K. Whitaker motioned to approve \$460 to be paid to ALCT Engineering for solenoid replacements. Second by M. Waldbauer. Ayes all by email, the motion passed.*

NEXT MEETING DATE:

Monday, June 10, 2024 @ 7:00 PM at the Canton Township Administration building, Meeting Room E (Lower Level) and via a Zoom conference call.

ADJOURNMENT:

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

carried.

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