

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, April 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: J. Hegarty, K. Whitaker, K. Borninski

BOARD MEMBERS VIRTUALLY PRESENT: T. Singh, M. Waldbauer

BOARD MEMBERS ABSENT: None

GUESTS ALSO PRESENT: None

CALL TO ORDER: J. Hegarty called the meeting to order at 7:02 PM

APPROVAL OF AGENDA:

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

APPROVAL OF THE MINUTES:

- ✓ *J. Hegarty motioned to approve the March 11, 2024, Board of Directors meeting minutes. Second by M. Waldbauer. Ayes all present; the motion carried.*

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS: None.

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- J. Hegarty inquired about a Zoom host code in case M. or J. Waldbauer are not present at a board meeting. The host code was shared with the board.
- A Black Ford Explorer is parking in front of Lot #50. J. Hegarty will follow up with the homeowner with the suggestion to call the police or ordinance officer.
- The Board received an email from the homeowner at Lot #45 about delinquent dues. M. Waldbauer responded. The dues have not yet been paid.
- J. Hegarty brought up the treasurer position. K. Whitaker had offered to take it on. This year could be a transition year. The accounting software will need to be transitioned as well. It was decided that it was premature to transition until all assessments have been collected.
- J. Hegarty suggested the Board keep an eye on the pending energy legislation.

- T. Singh will need to follow up with the homeowner at Lot #87, the house with unsightly conditions.
 - T. Singh talked to the ordinance officer about Lot #122. The residents don't seem to be parking on the grass anymore.
- ✓ *K. Whitaker motioned to approve the President's Report. Second by M. Waldbauer. Ayes all present; the motion carried.*

VICE PRESIDENT'S REPORT:

- The Ordinance Officer put notes on the dumpsters at Lots #25 and #23. The dumpsters are gone.
 - The yard waste bags are also gone.
 - The ordinance sticker at 1844 Crowndale (Lot #25) has been removed by someone.
 - The current township curb tree list will need to be checked. Letters for missing curb trees will need to be sent soon, so board members should send updates on missing trees and report low branches as they see 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 March minutes and posted a meeting notice of the April PVHA Board of Directors meeting in the Pheasant View Facebook group.
 - It was requested that K. Borninski include a summary of the correspondence with the homeowner who inquired about waiving late fees for dues in the April Minutes.
- ✓ *T. Singh motioned to approve the Secretary's Report. Second by K. Whitaker. Ayes all present; the motion carried.*

TREASURER'S REPORT:

- M. Waldbauer stated that there are 4 homes with unpaid dues which total \$2880 including late fees.
 - M. Waldbauer will send another reminder to those 4 homeowners. In May, a final letter will go out stating that a third-party collection agency will become involved if the dues are still outstanding.
 - There was a discussion on accepting credit card payments. The benefit did not seem to outweigh the transaction fees for credit card payments.
 - The property at 1844 Crowndale has been redeemed by the previous owner. He is now current with all past and present assessments, fees, and interest.
 - M. Waldbauer has spoken with Rickel Law. The lien on 1844 Crowndale will not be removed unless the title company removes it and pays for it to be removed. This is now a matter for the title company, Rickel Law, and F. Awwad to settle, PVHA is no longer involved.
- ✓ *J. Hegarty motioned to approve the Treasurer's Report. Second by T. Singh. Ayes all present; the motion carried.*

DIRECTOR and COMMITTEE REPORTS

ROADWAY MANAGER'S REPORT:

- The PRRMA meeting in March was held. There is a meeting tomorrow (April 9), J. Hegarty will substitute for K. Whitaker at this meeting.
- PRRMA has a concern with a fraudulent check for \$9000.
- Streetlights on Summit Parkway are still not functioning.

- K. Whitaker will start documenting trip hazards and water ponding on PVHA sidewalks.
 - K. Whitaker and T. Singh will identify trees with low-hanging branches.
 - K. Whitaker is waiting to hear back from neighboring subdivisions on a date for the garage sale. Last year there was minimal participation in Pheasant View. J. Hegarty will check for garage sale signs for the a-frame. K. Borninski can help with posting the dates on Facebook. June 6-8 are the dates.
 - Oakley Lawncare has been paid. A. Zidzik has also been paid. A. Zidzik is aware that the water meters will be installed by the township at the end of April.
 - K. Whitaker will follow up with Seasonal Property management on the stake markers.
- ✓ *J. Hegarty moved to approve the Roadway Manager's Report. Second by T. Singh. Ayes all present; the motion carried.*

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- The Homeowner at 1933 Stonebridge Way requested extending the temporary placement of a POD until March 30th. The ARC Team approved.

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- M. Waldbauer is updating the PVHA website when he receives information from the township. Please give him a head's up if posting information to the Facebook group.
- A newsletter will be coming soon.

OLD BUSINESS:

- None.

NEW BUSINESS:

- There is a Neighborhood Know All scheduled for April 11.
- **Summary of Dues Discussion with Homeowner:**
The Board had several email exchanges with a homeowner regarding 2024 HOA annual assessment. The homeowner sent a text message to the Treasurer on April 4, 2024, at 7:27pm. The homeowner acknowledged his assessment was past the due date of March 1, 2024, and past the date when late fees began to accrue – March 31, 2024. The homeowner requested a "one time waive of the late fees." The Treasurer responded with an email on April 5, 2024, at 10:22am stating that the Board voted to enforce and not waive the late fee. The homeowner was provided a detailed explanation that if the Board exempted one homeowner from paying late fees, the Board is then obligated to provide the same consideration to all homeowners. Our governing documents require that the Board enforce the HOA assessment and collection policy uniformly and fairly across the entire subdivision. To exempt one would require all to be exempted. If all are exempt from late fees, then our covenants and restrictions have no enforceability.

NEXT MEETING DATE:

Monday, May 13, 2024 @ 7:00 PM at the Canton Township Administration building, Meeting Room E (Lower Level) and via a Zoom conference call.

ADJOURNMENT:

- ✓ *K. Borninski motioned to adjourn at 8:12 PM. Second by T Singh. Ayes all present; the motion carried.*

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