

# *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  
Kevin Whitaker - Secretary  
Mark Waldbauer - Treasurer  
Don Watson - Roadway Manager

## **REGULAR BOARD MEETING MINUTES Monday, July 12, 2021**

**LOCATION:** Each member at home, meeting via “Zoom” video conference, open and available to the membership. Zoom link is posted on the PVHA Facebook Page.

**BOARD MEMBERS PRESENT:** J. Hegarty, M. Waldbauer, K. Whitaker, D. Watson

**BOARD MEMBERS ABSENT:** T. Singh

**GUESTS ALSO PRESENT:** J. Waldbauer (Lot #113)

**CALL TO ORDER:** J. Hegarty called the meeting to order at 7:01 PM

### **APPROVAL OF THE MINUTES:**

- ✓ *J. Hegarty motioned to approve the June 14, 2021 Board of Directors meeting minutes. Second by D. Watson. Ayes all present; the motion carried.*

**ANNOUNCEMENTS:** None

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

### **OFFICERS' REPORTS**

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

- A third draft will be submitted to Zelmanski, Danner & Fioritto, PLLC (ZDF) of the PVHA Boards required changes. A fourth draft may be required after feedback is received from the homeowners. The next step will be to issue the draft of the ***Amended and Restated Declaration*** to the homeowners and then schedule a meeting to discuss and review the documents. The PVHA Board and ZDF will attend the meeting to address issues / questions raised by the homeowners.
  - ✓ *M. Waldbauer motioned to approve the President's Report. Second by D. Watson. Ayes all present; the motion carried.*

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

- Lot #148 (1200 Crowndale Lane) has one missing and one dead tree. Two letters have already been sent to the homeowner about the missing tree. T. Singh to draft a third letter to the new homeowners.
- Lot # 26 (46091 Windridge Lane) also has two trees missing along the curb. A letter was sent requesting that they replace the trees.
  - ✓ *The above points were a recap of T. Singh's emailed report to the Board dated July 12, 2021.*

**SECRETARY'S REPORT:**

- Nothing to report.

**TREASURER'S REPORT:**

- All but one homeowner (Lot # 156, 1424 Crowndale Lane) has paid the 2021 Annual Assessments. The outstanding claim has now been handed over to our third-party collection agency (ADAC). The current owner has not paid the annual assessment awaiting sale of the home. M. Waldbauer has determined that the house has not yet closed and a new "For Sale" sign has been placed in the front yard. The house was placed back onto the market for sale on June 18, 2021.
  - ✓ *J. Hegarty motioned to approve the Treasurer's Report. Second by D. Watson. Ayes all board members present; the motion carried.*

**DIRECTOR and COMMITTEE REPORTS****ROADWAY MANAGER'S REPORT:**

- The irrigation system has been shut down due to excessive amounts of recent rain.
- Jay from Mailboxes by Bob has confirmed the waxing of the mailboxes will take place within the next month.
- D. Watson will address with Oakley that repairs to Zone #2 have not corrected the problem. In addition, Don will follow up with Oakley on the quote to trim and lay grass seed/mulch around the trees on the Beck berm.
- Road Repair Update (timeline is weather dependent):
  - July 14<sup>th</sup> - Nagle to post notifications to all homeowners of the actions / timing that will be taking place.
  - July 16<sup>th</sup> and 17<sup>th</sup> – Curb trees to be trimmed to accommodate the equipment and the milling of all the roads will take place
  - July 19<sup>th</sup> thru 21<sup>st</sup> – Small scale milling and street cleaning
  - July 22<sup>nd</sup> thru 23<sup>rd</sup> – Asphalt repaving
  - Clarification will be needed from Nagle on how cars in the road will be handled if they are impeding any of this process.
  - Sidewalk work is still scheduled for the Fall of 2021.

**ARCHITECTURAL REVIEW COMMITTEE (ARC):**

- The request for exterior painting for 2130 Stonebridge Way, Lot 46, has been APPROVED by the PVHA Architectural Review Committee.
- The request to install a flagpole for 2149 Stonebridge Way, Lot 57, has been APPROVED by the PVHA Architectural Review Committee.

**SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:**

- The Board has agreed to split the cost (50/50) with J. Waldbauer for a month-to-month Zoom subscription.
- J. Waldbauer updated the homeowner email list, removing past and adding new email addresses. This will greatly improve the distribution of any future homeowners' notifications.
- It was proposed to consider the creation of a "Welcoming Committee". This will be discussed in future meetings.

**OLD BUSINESS:**

- Nothing to report.

**NEW BUSINESS:**

- Nothing to report.

**NEXT MEETING DATE:** Monday, August 9, 2021 @ 7:00 PM will be held via a Zoom conference call.

**ADJOURNMENT:**

✓ *J. Hegarty motioned to adjourn at 8:17 PM. Second by M. Waldbauer. Ayes all present; the motion carried.*

Minutes respectfully submitted,  
Kevin Whitaker - Secretary