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

ANNUAL BOARD MEETING MINUTES
Monday, November 10, 2025

LOCATION: Canton Township Administration Building, meeting room "B" lower level, 1150 Canton Ctr Rd, Canton, MI 48188

A. CALL TO ORDER

- President Hegarty called the meeting to order at 7:07 pm.
- Board Members present: J. Hegarty, M. Waldbauer, K. Borninski, T. Singh
- Board Members absent: K. Whitaker
- Homeowners present: Jean & Bill Gray, Al Balewski, Christine Radzilowski, Marlowe Ma, June Waldbauer, Anthony Jackson

B. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE

- Annual Meeting Notice letters were mailed to homeowners on Oct. 28 along with ballots and biographies of the board candidates.
- Notice was also given in the “Pheasant Views” email newsletter as well as on the PVHA website and Facebook group.

C. DETERMINATION OF QUORUM

- Membership present in person: 11 people representing lots 16, 35, 45, 56, 65, 66, 107, 108, 113.
- Membership present via proxy: 35 people representing lots 2, 11, 14, 15, 20, 24, 27, 31, 44, 46, 51, 52, 55, 59, 60, 71, 75, 77, 78, 84, 88, 94, 105, 111, 114, 115, 118, 123, 125, 128, 130, 136, 140, 147, 159.
- A quorum was achieved with 44 homes represented.

D. READING OF MINUTES OF THE LAST ANNUAL MEETING AND APPROVAL

- Copies of the 2024 Annual Meeting Minutes were posted on the website and were handed out at the meeting. Homeowners were given time to read the minutes.

✓ *J. Hegarty motioned to approve the November 18, 2024, Annual Meeting minutes. Second by T. Singh. Ayes all present; the motion carried.*

E. OFFICERS' REPORTS:

- **PRESIDENT'S REPORT:**
  - J. Hegarty thanked his fellow board members for their service and described their roles and responsibilities. He also reviewed the responsibilities of the Architectural Review Committee and thanked the members of the ARC.
  - J. Hegarty reviewed highlights of 2025. The Homeowners' Energy Act became state law, and it limits homeowners' associations from restricting the use of certain alternative energy improvements to homes, including solar panels. The PVHA new Covenants & Restrictions are now in effect as of June, 2025. There have been ongoing power outages in part of the subdivision during or after heavy rain. J. Hegarty has tried contacting DTE about this several times but has not received a response. The board is hopeful that the problem has been solved by the installation of a new transformer, but we will not know for certain until there is another downpour. J. Hegarty and M. Waldbauer attended the Neighborhood Know-how meeting in September. They met with representatives from various township departments there. They also met with an attorney from Foster Swift who was there—they learned that Foster Swift has a template for an Energy Policy which all HOAs now must create due to the Homeowners' Energy Act (see above). The township is implementing a new online portal for permits, which may aid in informing the ARC about exterior work being done in the neighborhood.
  - ✓ *M. Waldbauer moved to approve the President's Report. Second by T. Singh. Ayes all present; the motion carried.*
- **VICE-PRESIDENT'S REPORT:**
  - T. Singh sends out letters about unsightly conditions and works with the ordinance officer to keep up the appearance in the neighborhood. He also notifies homeowners about the need for tree trimming and trash bin storage. The ordinance officer aids T. Singh in these endeavors and citations can be issued for violations of township ordinance. T. Singh spoke about lots with missing trees and ongoing issues with lawn and landscape maintenance at a vacant home.
  - ✓ *J. Hegarty motioned to approve Vice President's Report. Second by M. Waldbauer. Ayes all present; the motion carried.*
- **SECRETARY'S REPORT:**
  - K. Borninski writes up the meeting minutes and posts meeting notices in the PVHA Facebook group. She also has been archiving minutes for future boards. She prepares the notification letter, ballots and biographies for the PVHA elections. She has been a helpful liaison with the township administration.

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

- **TREASURER'S REPORT:**
  - Current balance sheet and budget report were provided at the meeting. Compared to last year, PVHA is in good shape. M. Waldbauer went through the budget during the meeting.
  - M. Waldbauer outlined the difficulties in collecting unpaid assessments.
  - QuickBooks desktop version is no longer supported; it is going to an online version.
  - 63% of the budget goes to PRRMA.
  - ✓ *J. Hegarty moved to approve the Treasurer's Report. Second by K. Borninski. Ayes all present; the motion carried.*

F. COMMITTEE REPORTS:

- **ROADWAY MANAGER'S REPORT:** K. Whitaker submitted a written report due to his absence from the Annual Meeting.
  - Oakley Lawn Service was awarded the PV landscaping contract again for the 2025 season. Oakley's price increased year over year because of additional services added (i.e. additional mulch for the berm, limb disposal, additional weed killer applications, etc.)
  - Pheasant Run Roadway Maintenance Association (PRRMA) increased their annual dues for 2025 by 10% (~$1,500 impact to PV). PV voted in the minority against the proposal but unfortunately the motion passed. 10% is the maximum increase PRRMA can request year over year.
  - Mailbox waxing was performed once again by the original mailbox contractor (Mailboxes by Bob). Several mailbox repairs were also performed throughout the year.
  - For several years now Seasonal Property Management has been contracted for PV's snow removal. They performed very well in the 2024-2025 season and were once again awarded the contract for the 2025-2026 season holding their 2024-2025 pricing.
  - Significant solenoid repairs took place on our irrigation system in 2025. ALCT Engineering (Alan Zidzik) was contracted to do these repairs. Alan also performed the spring start up and winterization of the system. Alan also installed the second berm controller and now both controllers have been upgraded.
  - PRRMA contracted with Nagle to make significant roadway repairs to Summit

Parkway this year. These were completed this past summer. There were no repairs to PV's roads in 2025 due to a favorable PASER rating that highlighted our roads remain in good condition.

- Rotondo has been contracted by PRRMA to make all the sidewalk repairs in the late fall of 2025. PRRMA has a budget of $150K to make these repairs in Fairways, Fairway Pines, and Pheasant View.
- The dead/overgrown trees that were removed from the berm in 2024, were not replaced in 2025. Quotes will be collected from nurseries in the Spring of 2026 for the replacements.
- Significant trimming and pruning of the trees in our two Beck entrances were performed in the Summer of 2025.

✓ *J. Hegarty moved to approve the Roadway Manager's Report. Second by M. Waldbauer. Ayes all present; the motion carried.*

- **ARCHITECTURAL REVIEW COMMITTEE:**
  - There are 5 members of the ARC. They work very hard to have a quick turn around on requests and to be fair.
  - They review all changes to exterior of homes.
  - M. Waldbauer posts updates from the ARC on the PVHA website.

  ✓ *K. Borninski moved to approve the ARC Report. Second by T. Singh. Ayes all present; the motion carried.*

- **COMMUNICATION COMMITTEE REPORT:**
  - With the new bylaws in place, communications can be made electronically only. It is vital that the communications coordinator has email addresses for all homeowners. This will also save money for the subdivision.
  - There was an issue during the year with board members receiving email forwarding from the joint board email. J. Waldbauer was able to fix the issue.
  - We use GoDaddy for our website domain and MailChimp for email newsletters.
  - The ability to vote in the election for the Board of Directors was implemented again this year.

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

G. APPOINTMENT OF INSPECTORS OF ELECTION

- T. Singh and J. Waldbauer were appointed as Inspectors of the Election of the Board of Directors.

H. ELECTION OF DIRECTORS

- T. Singh and J. Waldbauer counted the ballots cast in the election. There were no write in ballots.
- The results of the election were:

  J. Hegarty—42 votes

  K. Borninski—42 votes

  M. Waldbauer—44 votes

I. UNFINISHED BUSINESS: None

J. NEW BUSINESS:

- T. Singh was contacted by a young adult who is hoping to create a walking group in the subdivision. She can use the newspaper boxes on the mailbox posts for flyers and post in the Facebook Group.

HOMEOWNER NON-AGENDA COMMENTS:

- There was a concern about trash bins being left out after pick up. The board will come up with a plan to address this.

REGULAR MEETING DATES:

- Monthly board of director's meetings are the second Monday of each month, at 7:00 PM.

ADJOURNMENT:

- ✓ *J. Hegarty moved to adjourn the meeting. Second by M. Waldbauer. Ayes all present; the motion carried. The meeting was adjourned at 8:52 pm.*

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