

# *Pheasant View Homeowners' Association*

PO Box 871463, Canton, MI 48187

[WWW.PHEASANTVIEW.ORG](http://WWW.PHEASANTVIEW.ORG)



Jim Hegarty	- President
Omar Alomary	- Vice President, Grounds & Maintenance Manager
Ralph Gleba	- Secretary
Mark Waldbauer	- Treasurer
Kevin Whitaker	- Roadway Manager

## **REGULAR BOARD MEETING MINUTES Monday, June 12, 2017**

**LOCATION:** Canton Township Administration Building, HR Conference Room.

**BOARD MEMBERS PRESENT:** J. Hegarty, R. Gleba, M. Waldbauer, K. Whitaker

**BOARD MEMBERS ABSENT:** O. Alomary

**GUESTS ALSO PRESENT:** Laurie Gleba, Mohamed Ahmed

**CALL TO ORDER:** J. Hegarty called the meeting to order at 7:03 PM.

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

- ✓ *J. Hegarty motioned to approve the May 2017 meeting minutes as amended, second by M. Waldbauer. Ayes all present; the motion carried.*

**ANNOUNCEMENTS:** The new, large Recycle Bins have been delivered to all the homeowners.

### **CITIZEN / HOMEOWNER NON-AGENDA COMMENTS:**

1. Discussion with Mr. Ahmed and the Board regarding the cracked driveway slabs surrounding the Storm sewer access point located in the middle of a homeowner driveway at 1340 Crowndale Lane. Mr. Ahmed is requesting for PVHA to pay for the replacement of two driveway slabs. The Officers visited the driveway in question prior to the June 12<sup>th</sup> Board meeting to better understand the scenario. While the PVHA has the responsibility for a failed Storm sewer, the Board unanimously feels that the Storm sewer is intact with no issues and therefore we are not responsible for any repair costs. This is also confirmed with a report from the Canton Township Engineering Services Manager, William Serchak, who also evaluated and documented the condition of the Storm sewer on May 15, 2017. All of the related photos are stored in the PVHA Dropbox, Minutes – Regular Meetings - June 2017 Pictures.zip
2. The flowers at the Beck Road entrances look beautiful.

### **OFFICERS' REPORTS**

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

- Thank You email from Lot #1 regarding new tree that was installed by the HOA.
- Lot #2 needs a letter sent to them regarding their illegal pool.
- The Certified letter to Lot #22 has expired (exposed garbage cans). Mark will ask Kim

Wegrzyn to talk to the homeowners to see if we can get any kind of response.

- ✓ *R. Gleba motioned to approve the President's report, second by M. Waldbauer. Ayes all present; the motion carried.*

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

- Not present but the following topics were discussed:
  - Need to send a letter to Lot #112 regarding the dangerous holes around the sprinkler heads.
  - Talked to Lot #56, they have removed the large shed and put in a smaller shed as its replacement. We need to have another conversation with the homeowners or we need to send a letter.
  - Sent a letter to Lot #22 discussing the fines.

#### **SECRETARY'S REPORT:**

- No report

#### **TREASURER'S REPORT:**

- Lot #25, Homeowner has not paid 2017 assessment. Will open up a new case with ADAC, needs copy of By-Laws, contract and a starting balance of \$0.
  - ✓ *R. Gleba motioned to approve the Treasurer's report, second by M. Waldbauer. Ayes all present; the motion carried.*

### **DIRECTOR and COMMITTEE REPORTS**

#### **ROADWAY MANAGER'S REPORT:**

- ✓ Concrete work has begun Fairway Pines, working on sidewalks and curbs first. All work will be paused due to the Liberty Fest. Two other homeowners have contacted the Roadway Manager requesting new sidewalk slabs.
- ✓ Lot #35, 6 sidewalk flags marked for repair, but one appears to be in need of replacement.
- ✓ Mark and Kevin have reviewed the sprinkler system and noticed that there were still issues, even where repairs were made by the contractor. The Board may want to consider another vendor next year, replacing ILS (Independent Lawn Service). Cul-de-sac #2 needs a new controller and has been ordered.

#### **ARCHITECTURAL REVIEW COMMITTEE (ARC):**

- ✓ Lot 45 - New paint on front door.
- ✓ Lot 47 - Replacement deck.
- ✓ Lot 66 - New roof
- ✓ Lot 113 - New deck

#### **SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:**

- ✓ We are not receiving much information from PRRMA (may be due to the Liberty Fest delay).

### **ACTION ITEM REVIEW:**

**OLD BUSINESS:**

- Mailboxes: We need to get the letters printed and canvassing the neighborhood. We will also need a “Miss You” type letter.
- Boulevard trees: We have received two responses, and will plan on sending Letter #2 to those who have not replied.

**NEW BUSINESS:**

- Receipt from Omar from Post Office for mailing certified letters.
- The 2017 Annual meeting will be held at the Pheasant Run Golf Course.  
*J. Hegarty motioned to hold the annual meeting of the members in November at the Pheasant Run Golf Course on November 13<sup>th</sup>. R. Gleba seconded. Passed by all.*

**NEXT MEETING DATE:** Regular meeting, Monday, July 10, 2017 Canton Township Administration Complex HR Conference Room – 7:00 PM.

**ADJOURNMENT:** MOTION:

- ✓ *R. Gleba motioned to adjourn, second by J. Hegarty. Ayes all present; the motion carried.*

The meeting adjourned at 8:24 PM.

Minutes Respectfully Submitted,  
Ralph Gleba  
Secretary – Pheasant View Homeowners’ Association