

Pheasant View Homeowners' Association

PO Box 871463, Canton, MI 48187

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, June 8, 2020

LOCATION: Each member at home, meeting via “Zoom” video conference, open and available to the membership

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

BOARD MEMBERS ABSENT: None

GUESTS ALSO PRESENT: June Waldbauer (Communication Coordinator – Lot #113)

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 11, 2020 Board of Directors meeting minutes. Second by M. Waldbauer. Ayes all present; the motion carried.*

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS:

- Nothing to report

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- J. Hegarty completed the homeowner survey to be sent to the homeowners announcing a comprehensive update to our bylaws, C&R's, and articles of incorporation. The survey contains links to our website taking the homeowner to the existing bylaws and C&R's. In addition, a schedule listing ZDF's process of updating HOA C&R's and bylaws will also be included. A “Zoom” call will be organized allowing the homeowners the opportunity to ask questions regarding the update process. We will give homeowners 30 days to vote on the survey. The survey will be issued to the homeowners via Facebook and Mailchimp. ZDF will provide guidance on the Condominium Act (which is mentioned in the ZDF process) to see if it applies to HOA's. Once the guidance is provided, the survey will be distributed to the homeowners.
 - ✓ *M. Waldbauer motioned to approve Presidents Report. Second by D. Watson. Ayes all present; the motion carried.*

VICE PRESIDENT'S REPORT:

- Second letters were sent to homeowners who continued to violate the C&R related to garbage cans visible from the street. A few responses were received with the majority of the responses questioning why a second letter was received after the issue had been addressed. A follow up apology will be sent thanking the disgruntled homeowners for their compliance. Eighteen homeowners still have not taken action and will receive a third (Final) letter threatening fines. Homeowners will be fined \$50/month until action is taken and communicated to the Board. Letters will also be sent to homeowners that have dead curb trees.
- Subdivision Street Lights – No update due to the Canton Township offices being closed due to COVID-19.
 - ✓ *J. Hegarty motioned to approve Vice Presidents Report. Second by M. Waldbauer. Ayes all present; the motion carried.*

SECRETARY'S REPORT:

- No report.

TREASURER'S REPORT:

- All but 1 homeowner (Carrington Mortgage Services, Lot #25) has paid their 2020 annual assessment. ADAC will be contacted to initiate the collection process. The property is currently vacant and the landscaping is not being maintained.
- A new annual subscription of QuickBooks was needed and was purchased for \$158.
 - ✓ *J. Hegarty motioned to approve the Treasurer's Report. Second by T. Singh. Ayes all board members present; the motion carried.*

DIRECTOR and COMMITTEE REPORTS

ROADWAY MANAGER'S REPORT:

- D. Watson discussed with Oakley that sprinkler repairs need to be quoted and approved by the Board before work is performed. A non-functioning sprinkler controller for one of the cul-de-sacs needs to be procured. Oakley will be out in the near future to weed the entrances.
 - ✓ *M. Waldbauer motioned to approve the purchase of the sprinkler controller. Second by J. Hegarty. Ayes all board members present; the motion carried.*
- PRRMA has stated that no budget exists for sidewalk repair. D. Watson has identified the sidewalk sections that are the worst and require an emergency repair this year. At the end of this year, Canton Engineers will walk all three subs and identify sidewalk areas needing repair. D. Watson will be requesting a copy of the Nagle quote to see what has been quoted historically for sidewalks.
- Mailboxes by Bob completed their annual waxing of the standard mailboxes.
- D. Watson to pursue quotes for the removal of the three dead trees in the Beck berm.
- The sprinkler system has been energized by Oakley for the season. Currently only the sections by the two entry monuments are turned on to water the newly planted flowers.
- Sprinkler zone #7 is not working and has not worked for several years. Quotes will be accumulated to evaluate the cost to repair.

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- The Topelian's (Lot 59, 2125 Stonebridge Way) requested approval to repair cedar shakes and rotten wood on the front of their home. The request was approved.

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- We are experiencing significant delays in receiving forwarded emails sent to Board@pheasantview.org. J. Waldbauer will continue to search for alternatives/solutions.

OLD BUSINESS:

- Nothing to report

NEW BUSINESS:

- Nothing to report

NEXT MEETING DATE: Monday, July 13, 2020 HR Conference Room 7:00 PM (*Tentative pending the extension of the State of Michigan "Stay at home" order*).

ADJOURNMENT:

- ✓ *J. Hegarty motioned to adjourn at 8:49 PM. Second by D. Watson. Ayes all present; the motion carried.*

Minutes respectfully submitted,
Kevin Whitaker - Secretary