

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, July 13, 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: Nick Tripp (Lot #26) and Stephanie Krause (Lot #60)

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

APPROVAL OF THE MINUTES:

- ✓ *J. Hegarty motioned to approve the June 8, 2020 Board of Directors meeting minutes. Second by D. Watson. Ayes all present; the motion carried.*

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS:

- S. Krause requested that an above ground pool be allowed. The request was denied due to it being in violation of the HOA Covenants and Restrictions.

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- J. Hegarty reviewed the PRRMA historic financial statements from 2018, 2019 and 2020 highlighting that Pheasant View has been the recipient of a very small portion of the road repair monies over the past three years. The sub contributes 16% of the overall PRRMA annual budget (\$53K), but has received far less than that amount in the last three years. Fairway Pines and Fairways subdivisions have received the largest portion of the PRRMA road repair budget in that amount of time. J. Hegarty will attend the next PRRMA meeting with D. Watson to share our concerns with the PRRMA Board. Pheasant View is earmarked to receive \$35K of road repair in 2020. The point will also be made about no budget being in place this year for sidewalk repair. Also...the request will be made again to PRRMA for a copy of Nagle 2019-2020 roadwork/sidewalk quote.
- J. Hegarty addressed questions raised by the Board about the deliverables / services that ZDF will provide.
 - ✓ *M. Waldbauer motioned to approve Presidents Report. Second by T. Singh. Ayes all present; the motion carried.*

VICE PRESIDENT'S REPORT:

- All but three (3) out of the original 22 homeowners that were in violation to our C&R's related to garbage cans being visible from the street have complied. Two letters had been issued to the original offenders.
- T. Singh reached out to Canton Township requesting their involvement in pursuing homeowners that have not replaced dead curb trees or don't have the required number of trees along the curb. N. Tripp (Lot # 26) announced he would address the trees on his property that are dead. Lot #148 will be sent a FINAL notice to plant another tree along the curb.
- The homeowner at Lot #155 has been storing a boat in his driveway beyond the allowable amount of time. If not removed in the next week, a formal letter will be issued to the homeowner announcing the violation.
- T. Singh to draft a letter to homeowners reminding them of the Canton ordinance to prune curb trees up to seven (7) feet. His draft will be provided to June for distribution to the subdivision.
 - ✓ *J. Hegarty motioned to approve Vice Presidents Report. Second by D. Watson. Ayes all present; the motion carried.*

SECRETARY'S REPORT:

- No report.

TREASURER'S REPORT:

- The Carrington Mortgage Services (Lot #25) has finally paid their 2020 annual assessment. A \$110 late fee and interest charges were applied to the outstanding balance of \$25 to settle the account.
 - ✓ *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:

- The north entrance monument light that had burned out has been replaced.
- The three dead trees located in the berm were removed and their stumps ground. The decision was made to plant grass seed at the site of the removed trees for now. The trees may be replaced in the fall based on our 2020 Budget.
- Sprinkler zones #7 and #8 were repaired by Oakley Landscaping. A sprinkler controller in cul-de-sac #3 begin working and did not need to be replaced.

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- Lot #152 requested to remove their existing bronze fence and replace with Ultra 48" Aluminum bronze fence, remove existing deck and brick pavers and install Unilock Beacon Hill Fossil brick pavers and modify existing landscaping beds to surround a new fence as outlined in the request. The request was APPROVED by the PVHA Architectural Review Committee.
- Lot #59 requested to paint their house as outlined in the plan provided for 2125 Stonebridge Way. The request was APPROVED by the PVHA Architectural Review Committee.
- Lot #159 requested to replace all the existing rock and mulch with 1.5" river rock all around your home and install a shade back by the pool as outlined in their request for 1508 Crowndale Lane. The request was APPROVED by the PVHA Architectural Review Committee.

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- J. Waldbauer will continue monitor issues related to email forwarding.

OLD BUSINESS:

- Nothing to report

NEW BUSINESS:

- J. Nemeth (Lot #47) made the request to evaluate the installation of a "Little Free Library" (<https://littlefreelibrary.org>) within the sub. The Board sees this as a great way to promote community but has decided to table the idea until the fall. If there are sufficient funds remaining in the budget, the Board will move to purchase one or two units.

NEXT MEETING DATE: Monday, August 10, 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 8:42 PM. Second by D. Watson. Ayes all present; the motion carried.*

Minutes respectfully submitted,
Kevin Whitaker - Secretary