

Pheasant View Homeowners' Association

PO Box 871463, Canton, MI 48187

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, September 11, 2017

LOCATION: Canton Township Administration Building, HR Conference Room.

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

BOARD MEMBERS ABSENT:

GUESTS ALSO PRESENT: Laurie Gleba, June Waldbauer, Sue Henson

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

APPROVAL OF THE MINUTES:

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

ANNOUNCEMENTS:

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS:

1. None

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- Bill Serchak (46436 Southwick) has not responded to the driveway issue request – Storm Cover.
- ✓ *M. Waldbauer motioned to approve the President's report, second by R. Gleba. Ayes all present; the motion carried.*

VICE PRESIDENT'S REPORT:

- Phillips (Lot 23) have removed the abandoned car.
- The pool (Lot 2) is still installed in the back yard, but given the time of year, we expect that they will remove it soon. Suggestion to send a proactive note indicating that the fines will start immediately if the pool is installed in 2018.
- ✓ *M. Waldbauer motioned to approve the Vice President's report, second by J. Hegarty. Ayes all present; the motion carried.*

SECRETARY'S REPORT:

- No report

TREASURER'S REPORT:

- DTE has send a letter to Maurice Peete, but no one knows this person.
- ADAC: Onyx report shows fees belonging to ADAC which is part of the collection process. PVHA only collects actual assessments, late fees, and interest.
- INSURANCE: Workers' Compensation coverage is now in place with the Accient Fund Ins. Co. of America, Lansing MI. We have the same level of coverage but with the change of classification for one of our vendors, we have a lower rate - \$646.60. Waldbauer expects to see the same total cost for Workers' Comp (\$275.00) after the audit next August.
 - ✓ *R. Gleba motioned to approve the Treasurer's report, second by K. Whitaker. Ayes all present; the motion carried.*

DIRECTOR and COMMITTEE REPORTS

ROADWAY MANAGER'S REPORT:

- Construction work is around the sub, but there are still some complaints with broken irrigations systems and broken tree branches.
- Lot 100: Manhole access cover issue (water supply), the homeowner has installed a completely new driveway.
- Independent Lawn Service: We received the invoice for the 2017-2018 snowplowing service (~1% increase from 2016-2017 fees).
 - ✓ *M. Waldbauer motioned to approve spending \$6566 for the 2017-2018 snowplowing service, second by J. Hegarty. Ayes all present; the motion carried. \$6566*

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- Lot 43 (Jiantie Zhen): replace grass with 3'-4' wide garden on the side of the house – APPROVED
- Lot 52 (Donna Johnson): Repair of paver patio and new bush line – APPROVED
- Lot 78 (Donald & Karen Watson): Trex deck replacement request – IN PROCESS

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- Requesting communications for the following items: 1) Mailboxes, 2) Boulevard Trees and 3) Annual Meeting / Officers.

ACTION ITEM REVIEW:

OLD BUSINESS:

- Mailboxes: There have been ~93% approvals for the new mailbox plan! We plan to install the mailboxes in phases, but need to determine the number we would like installed in 2017. A deposit would have to be made to 'Mailboxes by Bob' by Sept 15, 2017. There was a fair amount of discussion on what to do with the few homeowners who have elected to vote "No" (do we install the mailboxes to maintain consistency?).
 - Next steps: Potential to install mailboxes on the southern portion (all YES votes, except for Lot 85 who abstains). The remainder of the sub will have their mailboxes installed in early 2018.

✓ *K. Whitaker motioned to install mailboxes in the southern portion of the sub, requesting ~\$25K, Jim Hegarty seconds. Passes. M. Waldbauer = No, others = Yes, motion carried.*

- Boulevard Trees: We started with 13 homeowners with boulevard tree violations, we are now down to five homeowners with non-compliant trees:
 - Lot 23: Phillips, (“bush” tree) No email, no response to any of the letters
 - Lot 41: Umeokolo, (two “bush” trees) Responded to 1 of the 4 contacts asking for more information
 - Lot 73: Gonzalez, (missing center tree) Responded to 1 of the 4 contacts asking for more information
 - Lot 81: Rosselli, (missing center tree) “I will be in compliance by the Nov 1, 2017 deadline”
 - Lot 82: Yoon (left tree is dead and missing center tree) No response to any of the 4 contacts.

NEW BUSINESS:

- K. Whitaker reached out to DTE for new streetlights and is awaiting feedback.
- We have our Annual Meeting in two months, there are three people up for re-election (J. Hegarty, M. Waldbauer and R. Gleba). We need to prepare a ballot at our next meeting.

NEXT MEETING DATE: Regular meeting, Monday, October 9, 2017 Canton Township Administration Complex HR Conference Room – 7:00 PM.

ADJOURNMENT: MOTION:

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

The meeting adjourned at 8:35 PM.

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