

# *Pheasant View Homeowners' Association*

PO Box 871463, Canton, MI 48187

[WWW.PHEASANTVIEW.ORG](http://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, January 13, 2020**

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

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

**BOARD MEMBERS ABSENT:** T. Singh

**GUESTS ALSO PRESENT:** Kathy Jahn

**CALL TO ORDER:** J. Hegarty called the meeting to order at 7:05 PM

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

- ✓ *J. Hegarty motioned to approve the December 9, 2019 Board of Directors meeting minutes. Second by D. Watson. Ayes all present; the motion carried.*

**ANNOUNCEMENTS:** None

**CITIZEN / HOMEOWNER NON-AGENDA COMMENTS:** None

### **OFFICERS' REPORTS**

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

- Jennifer Vos from PCCS will be speaking to the Pheasant View homeowners on February 6<sup>th</sup> at the Canton Township Administrative Building in the Freedom Room (downstairs) from 7:00 PM to 9:00 PM. Invitations were also sent to both Fairways and Fairway Pines representatives to allow their respective subs to also participate. Fairway Pines declined and Fairways has not yet responded.
- Lot #68 (1928 Crowndale Lane) has had 15 garbage bags sitting in their driveway for several weeks. It was determined that the bags contain brick pavers. The homeowners have committed to either dispose of them or place them in their garage.
- The street salting policy was discussed and the current contract with Seasonal dictates that actions are not taken unless there is at least 2" of snow fall. D. Watson will request the Board's approval before making a request to Seasonal to apply salt when the 2" of snow requirement is not met.
- ZDF Update – A not yet scheduled meeting will take place with ZDF to address questions the Board has accumulated.
  - ✓ *M. Waldbauer motioned to approve Presidents Report. Second by D. Watson. Ayes all present; the motion carried.*

**VICE PRESIDENT'S REPORT:**

- No report.

**SECRETARY'S REPORT:**

- No report.

**TREASURER'S REPORT:**

- 2019 financial results were discussed. Financially we ended the year below budget due to lower expenses for water, snow removal, and PRRMA fees. Expenses were below 2019 assessments by \$5,967.37.
- Two different 2020 Budget proposals were discussed. One proposal would increase the annual assessment to \$550 (4.8% increase), the other to \$575 (9.5% increase). M. Waldbauer recommended the proposal of increasing the annual assessment from \$525 to \$550. This increase is required to cover inflationary increases of existing expenses and to help cover the cost of ZDF, who we anticipate will be updating our covenants and restrictions. The 2020 expenses are forecasted to exceed the 2020 assessments by \$4,529.23. Even though it is not a balanced budget, the HOA is expected to have \$13,777.63 in additional reserves if needed.
  - ✓ *M. Waldbauer motioned to increase annual assessment to \$550. Second by D. Watson. Ayes all board members present; the motion carried.*
  - ✓ *J. Hegarty motioned to approve the 2020 budget and Treasurer's Report. Second by D. Watson. Ayes all board members present; the motion carried.*

**DIRECTOR and COMMITTEE REPORTS**

**ROADWAY MANAGER'S REPORT:**

- D. Watson and K. Whitaker to attend the PRRMA meeting on January 14<sup>th</sup>. Don will be introduced as PVHA's new representative.

**ARCHITECTURAL REVIEW COMMITTEE (ARC):**

- No requests this month.

**SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:**

- J. Hegarty will provide J. Waldbauer the Board election results so they can be posted to the PVHA website.

**OLD BUSINESS:**

- Nothing to report

**NEW BUSINESS:**

- Nothing to report

**NEXT MEETING DATE:** Monday, February 10, 2020 HR Conference Room 7:00 PM.

**ADJOURNMENT:**

MOTION: *J. Hegarty motioned to adjourn at 8:17 PM. Second by M. Waldbauer. Ayes all present; the motion carried.*

Minutes respectfully submitted,  
Kevin Whitaker - Secretary