

# *Pheasant View Homeowners' Association*



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

Post Office Box 871463 - Canton Michigan 48187

[www.pheasantview.org](http://www.pheasantview.org)

## **ANNUAL MEETING MINUTES**

November 12, 2018

**LOCATION:** Pheasant Run Golf Course Clubhouse

**BOARD MEMBERS PRESENT:** J. Hegarty, O. Alomary, M. Waldbauer, K. Whitaker,  
J. Mitchell

**BOARD MEMBERS ABSENT:** None.

**GUESTS ALSO PRESENT:** 25 members of the association present representing lots: 5, 14, 35, 45, 46, 48, 56, 61, 66, 74, 95, 105, 107, 113, 144, 159.

**CALL TO ORDER:** at 7:08 PM

**APPROVAL OF THE AGENDA:** J. Hegarty motioned to approve the annual meeting agenda, seconded by O. Alomary. Ayes all present; the motion carried.

**APPROVAL OF THE MINUTES:** J. Hegarty motioned to approve the 2017 Annual Meeting Minutes, seconded by O. Alomary. Ayes all present; the motion carried.

**ANNOUNCEMENTS:** No announcements.

### **OFFICERS' REPORTS:**

#### PRESIDENT'S REPORT:

- Introduction of board members.
- Lot 140 has been asked once already to replace the trees that they removed. As of 11-12-18 they have not replaced the trees. The board recognizes that they will most likely not be planted until the spring at this point, but we will still follow up with a reminder.
- Omar will send a letter to these homeowners.
- We received an email from a homeowner regarding our street signs stating that they need some attention and potential waxing. K. Whitaker has already reached out to PRRMA (they are responsible for the signs including maintenance) to ask for them to be cleaned and potentially waxed. We are waiting for a response.
- Special thank you to June Waldbauer for creating a new, more esthetically pleasing and easier to navigate website.
- J. Hegarty made a motion to change from "GoDaddy" to "Wix" which costs \$11 per month. This is an increase of \$2 per month. Motion seconded by K. Whitaker. Ayes all present; the motion carried.

O. Alomary motioned to approve the President's report, seconded by K. Whitaker. Ayes all present; the motion carried.

#### VICE-PRESIDENT'S REPORT:

- O. Alomary reported that there is a form letter we send to homeowners that are in violation of the covenants and restrictions. Letters will be sent to homeowners requesting they move trash cans/recycle bins inside.
- J. Hegarty motioned to approve the Vice President's report, seconded by K. Whitaker. Ayes all present; the motion carried.

#### SECRETARY'S REPORT:

No Report.

#### TREASURER'S REPORT:

- Happy to report that 100% of annual assessments have been collected.
  - M. Waldbauer went through an explanation of the expenses, budget, balance sheet, etc.
  - Specific information regarding our workers' compensation/accident fund policy was explained. This policy expired and was renewed in August. This represents \$700 expense and then at end of year – an audit is completed, and a rebate comes back to us. This expense then balances out to a true cost of \$187.
  - Our liability insurance will be due mid-December which is the largest expense still to come this year.
  - An explanation of our involvement with the Pheasant Run Road Maintenance Association (PRRMA, our greatest expense) was given. This expense represents 53% of our budget – this is a fixed expense set annually by the PRRMA Board.
- J. Hegarty motioned to approve the Treasurer's report, seconded by O. Alomary. Ayes all present; the motion carried.

#### **DIRECTOR'S and COMMITTEE REPORTS:**

##### ROADWAY MANAGER'S REPORT:

- PRRMA is planning to undertake a large road project in 2019.
- Fairway Pines will be getting new mailboxes that match ours and will help with the consistent look between our neighborhoods.
- DTE offers lighting service for monuments and entry lights that PRRMA is investigating. Everything would be converted to LED. This would give a brighter appearance. K. Whitaker has brought this up to PRRMA for their review.

##### ARCHITECTURAL REVIEW COMMITTEE:

- This committee approves the applications of windows, decks, shutter painting, roofing, etc. If anyone is making changes to the exterior, please send it to the Architecture Review Committee (ARC@pheasantview.org) as we want to ensure that the subdivision looks good to everyone.
- 1698 Stonebridge Way, Lot 8, the request for the replacement of a deck with brick pavers, has been approved.

##### COMMUNICATION COMMITTEE REPORT:

- If you haven't received the emails, please go to the PheasantView.org website to register.
- Monthly minutes, Treasurer's reports, Covenants and Restrictions, Bylaws and board contact information are all listed on website.
- Facebook is a good mechanism for sharing information, so if you are so inclined, please "follow" us.

#### **ORDERS OF THE DAY:** Election of Members to the Board:

- This is the time of year for the election of new board members. Ralph and Laurie Gleba counted all the ballots and reported that K. Whitaker and TejKiran Singh (Sunny) have been elected tonight! The Election of Officers will take place at the next board meeting.

- Omar Alomary, we thank you for your service and understand at this time you have chosen to step down from the board.

**HOMEOWNER NON-AGENDA COMMENTS:** Questions and comments to the Board to include:

- **Mailbox Update** - 98% success rate. 3 homeowners are not participating. Went door to door and get the votes needed with a final cost of \$47000. We did purchase boxes for those who chose to not participate. 162 homes.
- 3 posts were peeling, and they have been replaced at no additional cost.
- Waxing will take place in the spring which is a protective coat. The cost for this is \$20 per post which equals \$840 annually. Mailbox waxing will be done by the company who installed the boxes.
- No sprinklers were damaged through this process.
- **Landscape contractor changes** – ILS was used until this past summer, we used Oakley in 2018. Fairways and Fairway Pines both used Oakley as well. We only had one complaint this year and they fixed it and made it right in a timely fashion. Stone was added to the curb area of the north Beck exit because of the ruts created by buses and garbage trucks.
- We are in the process of changing to Scenic Landscaping for our snow removal. The owner of Scenic is also open to residential service, but that contract will be between the homeowner and Scenic Landscaping.
- **Governing Documents & Potential Amendments** - We have been getting increased amount of complaints from our homeowners regarding unsightly conditions of other homes in the neighborhood. To decrease the number of complaints and homes with unsightly conditions, the board would like to update our Covenants and Restrictions. A DRAFT of the two proposals was shared. We will need 80% of the homeowners who are eligible to vote to approve the changes. The board will work to get these two amendments passed early next year.
- We will have an attorney look at these before we vote.
- The proposal does not specify front yard or back yard. We will clarify in the final draft.
- The question of how many homes would have been in violation of the basic landscape unsightly conditions was asked. The board had a list of 12 homes that would have been found in violation mostly due to overgrown landscaping, excessive weeds, and grass length.
- Lot 35 has a complaint about the snow being piled on their sidewalk during heavy snowfalls. K. Whitaker made a note and will mention it to Scenic during their final walk through of the neighborhood in the coming weeks to ensure there are no issues this year.

**NEXT MEETING DATE:** Monthly board of director's meetings are the second Monday of each month, 7:00 PM. The next regular meeting is scheduled for Monday, December 18, 2018 at the Canton Township Administration Complex, commencing at 7:00 PM.

**ADJOURNMENT:** J. Hegarty motioned to adjourn the meeting, seconded by J. Mitchell. Ayes all present; the motion carried. The meeting adjourned at 8:14 PM.

Minutes Respectfully Submitted,  
Jamie Mitchell  
Secretary – Pheasant View Homeowners' Association