

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, March 13, 2017 - 7:00 pm

LOCATION: Canton Township Administration Building, Conference Room B.

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

BOARD MEMBERS ABSENT: None

GUESTS ALSO PRESENT: Mary Nader

CALL TO ORDER: Jim called the meeting to order at 7:08 PM.

APPROVAL OF THE MINUTES:

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

ANNOUNCEMENTS: None.

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS: M. Nader curious about the status of the mailboxes (to be covered later in the meeting), status of trees and the homeowner who constantly leave the garbage cans in public view.

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- Post windstorm clean-up notice was added to our Facebook page.
- J. Hegarty to follow-up with J. Waldbauer with regards to posting the 2017 meeting schedule on our website.
- ✓ *R. Gleba motioned to approve the President's report, second by O. Alomary. Ayes all present; the motion carried.*

VICE PRESIDENT'S REPORT:

- O. Alomary to send Letter #1 to Lot #3 regarding the recycle bin pickup
- O. Alomary to send Letter #2 to Lot 22 regarding the trash cans in public view. If necessary, Letter #3 will be sent certified.
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- ✓ *J. Hegarty motioned to approve the Vice President's report, second by R. Gleba. Ayes all present; the motion carried.*

SECRETARY'S REPORT:

- None

TREASURER'S REPORT:

- Currently, there are 4 unpaid assessments. A final letter will be send to each homeowner on March 20th.
- Mark gave an explanation of Unrestricted Net Assets (amount we have spent more (or less) from the beginning of 'QuickBooks time').
- Distributed a copy of Form 1120-H US Income Tax Return for Homeowners Association
- M. Waldbauer presented options for homeowners to pay the annual dues by credit card. They all come with additional costs to PVHA.
 - ✓ *J. Hegerty motioned to approve the Treasurer's report, second by O. Alomary. Ayes all present; the motion carried.*

DIRECTOR and COMMITTEE REPORTS

ROADWAY MANAGER'S REPORT:

- ✓ Meeting was held on March 2nd, focus on road construction, field has been narrowed to 3-4 contractors, but the final decision has not been made. Hoping to start in April and they will work around Liberty Fest. Southwick will be completely re-done. Both entrances will be reworked (at different times). Multiple sidewalks will be repaired as well.
- ✓ There is a home in Fairway Pines with a driveway that is falling apart and they are requesting that PRRMA pay for the repairs. As this time, PRRMA does not plan on paying for the driveway repair, but will pay for some surrounding work.
- ✓ PRRMA plans on a deep root fertilization of trees, mainly along Summit Parkway and Glengarry Blvd at an estimated cost of \$10K.
- ✓ PRRMA replaced the Beck Road lights and "lumineers".

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- ✓ None

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- ✓ None

ACTION ITEM REVIEW:

OLD BUSINESS:

- O. Alomary to send a note to Lot #50 asking for a copy of the Architecture Approval regarding the green shutters.
- Mailbox update: K. Whitaker distributed the "Mailbox Standards and Regulations" letter. The Board discussed some next steps:
 - K. Whitaker to follow up with Jay at 'Mailboxes by Bob' regarding the official USPS letter.
 - The Board needs to determine the maximum amount we can afford to spend.
 - The Board determined that we should have at least 50% take rate.
 - K. Whitaker to ask Jay some directional pricing if only a percentage of the homeowner's prefer the new mailbox design.

NEW BUSINESS:

- J. Hegarty to send a note to J. Waldbauer for posting on Facebook a note regarding submittal of the Architecture Requests for any home improvements, especially given the recent wind storm that occurred last week.

NEXT MEETING DATE: Regular meeting, Monday, April 10, 2017 Canton Township Administration Complex Conference Room B – 7:00 PM.

ADJOURNMENT: MOTION:

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

The meeting adjourned at 8:29 pm.

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