

Pheasant View Homeowners' Association

PO Box 871463, Canton, MI 48187

WWW.PHEASANTVIEW.ORG



Kevin Whitaker - President
TejKiran Singh (Sunny) - Vice President, Grounds & Maintenance Manager
Jim Hegarty - Secretary
Mark Waldbauer - Treasurer
Don Watson - Roadway Manager

REGULAR BOARD MEETING MINUTES Monday, July 10, 2023

LOCATION: Canton Township Administration Building, Meeting Room B. The Board meeting is also open and available to the membership via “Zoom” video conference. Zoom link is posted on the PVHA Facebook Page.

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

BOARD MEMBERS VIRTUALLY PRESENT: T. Singh

BOARD MEMBERS ABSENT: None

GUESTS ALSO PRESENT: Arnie Oliveira, Lot #50

CALL TO ORDER: K. Whitaker called the meeting to order at 7:02 PM

APPROVAL OF THE MINUTES:

- ✓ *D. Watson motioned to approve the June 12, 2023, Board of Directors meeting minutes. Second by T. Singh. M. Waldbauer abstained and the rest of the Board voted Aye; the motion carried.*

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS:

- Arnie Oliveira shared an email and pictures with the Board of an individual relieving himself in Arnie’s backyard. Arnie sent pictures and a video to the Board. The individual appears to be a crew member from our contracted landscaping company.
- D. Watson will connect with the owner of the landscaping company to discuss and follow up with A. Oliveria after he speaks with the owner.

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- K. Whitaker received a quote from Jay from Mailboxes by Bob, as it relates to the vandalism that was done. The initial quote is for \$3,825.00. K. Whitaker will call Jay and have a discussion with Jay to finalize the repairs.
- J. Hegarty asked if our insurance carrier would cover the cost of the mailbox repairs.
- M. Waldbauer will check with Bill Springer, our insurance agent, to determine if the insurance company covers the repairs and determine the amount of the deductible.
- K. Whitaker asked the question to the Board if the subdivision is required to complete the Canton Cross Connect Program for our sprinkler system.

- M. Waldbauer indicated that we have not received any communication requesting compliance.
- K. Whitaker reported that he, J. Hegarty, M. Waldbauer will be attending the Canton Township Meeting on June 21, 2023, to discuss the new policies the township has enacted. The new policy does not require a homeowner to get approval from the HOA prior to obtaining permits and approvals from the Township. Most attending were not in favor of the changes and the Township told the audience that they would reevaluate the policy and provide an alternative to the HOA's.
- Following a merger of two law firms, K. Whitaker signed an agreement with the Hirzel law firm, which will move our records from Zelmanski, Danner, & Fioritto, PLLC to Hirzel.
- K. Whitaker met with the **Welcoming Committee** on July 6, 2023, and discussed what trinkets we would offer to the homeowners. The team decided to purchase a succulent to give to new homeowners. Tammie Hegarty and Ginger Whitaker will purchase seven (7) plants for the new homeowners.
- The committee plans to share the packages with the new homeowners next week. (July 17th)
- K. Whitaker worked with Black Diamond and walked through all the zones and cul-de-sac. A control valve zone #8 at the Crowndale Blvd. entrance needed replacement. That zone would not shut off. Additionally, twenty-four rotors and five pop-up sprinkler heads were replaced.
- M. Waldbauer programmed the system so the flowers are watered daily.
- D. Watson is very frustrated with the level of service, so he plans to have a discussion with Black Diamond on the invoice.

✓ *J. Hegarty motioned to approve the President's Report. Second by D. Watson. Ayes all present; the motion carried.*

VICE PRESIDENT'S REPORT:

- T. Singh reminded the Board that each of us need to scout the neighborhood for unsightly conditions and/or missing trees.
- T. Singh will send an Excel document that is already formatted for each Board member to complete.
- T. Singh reports that the township is cutting the grass for Lot #25.

✓ *J. Hegarty motioned to approve the Vice President's Report. Second by D. Watson. Ayes all present; the motion carried.*

SECRETARY'S REPORT:

- J. Hegarty continues to review the materials transferred from Jamie Mitchell, the former Secretary of the PVHA Board.
- J. Hegarty thanked the Board for the feedback and comments from the June minutes.

✓ *T. Singh motioned to approve the Vice President's Report. Second by M. Waldbauer. Ayes all present; the motion carried.*

TREASURER'S REPORT:

- Due to a home lighting strike, M. Waldbauer is rebuilding the accounting software and was not able to provide a report.
- M. Waldbauer will email the report to the Board once the rebuild is complete.
- No report available.

DIRECTOR and COMMITTEE REPORTS

ROADWAY MANAGER'S REPORT:

- D. Watson reported that Oakley is having a challenge mowing on the berm since some of the tree branches hang low. D. Watson asked for a quote to trim the trees on the berm.
- K. Whitaker shared that the crab apple trees in the entry way need to be trimmed as well. The branches are low and infringing on the day lilies.
- D. Watson led the discussion with homeowner, Arnie Oliveira, which was covered in the **CITIZEN / HOMEOWNER NON-AGENDA COMMENTS** section.

✓ *M. Waldbauer motioned to approve the Vice President's Report. Second by J. Hegarty. Ayes all present; the motion carried.*

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- The request to install brick pavers and new front porch steps for **1648 Crowndale Lane, Lot # 1, has been APPROVED** by the PVHA Architectural Review Committee.
- The request to plant one Lavender Hibiscus Tree in the back yard for **2149 Stonebridge Way, Lot #57, has been APPROVED** by the PVHA Architectural Review Committee.
- The request to update the existing landscaping with stones for **2161 Stonebridge Way, Lot #56, has been APPROVED** by the PVHA Architectural Review Committee.
- The request to install replacement windows for **45972 Windridge, Lot #18, has been APPROVED** by the PVHA Architectural Review Committee.
- The request to install a whole house portable generator for **2024 Stonebridge Way, Lot #78, has been APPROVED** by the PVHA Architectural Review Committee. Specific requirements for this request including the placement of the generator, the type of Deck Box that will be used, and the installation of cement pads, are included.

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- No report available.

OLD BUSINESS:

- None.

NEW BUSINESS:

- None.

NEXT MEETING DATE: Monday, August 14, 2023 @ 7:00 PM from the Canton Township Administration building, Meeting Room B and via a Zoom conference call.

ADJOURNMENT:

✓ *J. Hegarty motioned to adjourn at 7:48 PM. Second by T. Singh. Ayes all present; the motion carried.*

Minutes Respectfully Submitted,
Jim Hegarty
Secretary – Pheasant View Homeowners' Association