

Pheasant View Homeowners' Association

PO Box 871463, Canton, MI 48187

WWW.PHEASANTVIEW.ORG



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

REGULAR BOARD MEETING MINUTES Monday, March 11, 2024

LOCATION: Canton Township Administration Building, Meeting Room E. 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, K. Whitaker, K. Borninski

BOARD MEMBERS VIRTUALLY PRESENT: T. Singh, J. Hegarty

BOARD MEMBERS ABSENT: None

GUESTS ALSO PRESENT: K. Jahn (Lot #14)

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

APPROVAL OF AGENDA:

- ✓ *K. Whitaker motioned to approve the agenda. Second by M. Waldbauer. Ayes all present; the motion carried.*

APPROVAL OF THE MINUTES:

- ✓ *J. Hegarty motioned to approve the Feb. 12, 2024, Board of Directors meeting minutes. Second by T. Singh. There were 4 ayes with M. Waldbauer abstaining; the motion carried.*

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS: None.

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- J. Hegarty would like to meet at a separate time to discuss an energy policy, April 1, 2024, at 7 pm is the suggested meeting date.
- Late fees for PVHA dues are not assessed until March 31. There are still 16 lots with unpaid 2024 dues.
- The February 2024 PRRMA meeting did not take place due to lack of a quorum. The next meeting is March 12, 2024. There is no update on the Summit Parkway lighting currently.
- J. Hegarty wanted to clarify the new township waste contract. The current recycling bins (65 gallon) will still be used, and residents will receive new 95-gallon garbage bins. These bins will replace the use of 32-gallon containers and garbage bags. There was concern that the

information in the Canton Focus newsletter was not clear.

- T. Singh suggested the township ordinance officer be contacted about the vehicles at Lot #122 due to various concerns about parking.
- There was an email from the realtor for 1844 Crowndale wanting the payoff amount for amounts owed to PVHA.
- November 2024 Annual Meeting of PVHA Board of Directors will be discussed closer to that date.

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

VICE PRESIDENT'S REPORT:

- T. Singh sent a letter about the U-Haul storage pod at Lot. #22. The container has been removed.
- T. Singh will send letters to both Lot #25 (1844 Crowndale) and Lot #23 about dumpsters present. T. Singh will also reach out to the township ordinance officer about the dumpsters and will inquire about any permits pulled at both houses.

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

SECRETARY'S REPORT:

- K. Borninski completed the February minutes and posted a meeting notice of the March PVHA Board of Directors meeting in the Pheasant View Facebook group.

✓ *J. Hegarty motioned to approve the Secretary's Report. Second by T. Singh. Ayes all present; the motion carried.*

TREASURER'S REPORT:

- M. Waldbauer had several communications with Maze Mazraani, Maraani Realty LLC regarding 1844 Crowndale regarding the payoff amount for past due amounts. There was a discussion about the history of turnover on this property and payments outstanding. M. Waldbauer will update the board if he receives more communication on this property.
- M. Waldbauer stated that there are unpaid dues for 16 homes, which is \$9600 still outstanding. This is down from 32 homes unpaid by March 1.
- Lot #10's check was not cashable, but the homeowner repaid using Zelle and paid the NSF fee. There were many issues with checks scanning at the ATM this year.
- M. Waldbauer and K. Whitaker clarified the liability insurance line item on the Budget Report. A new policy was accepted at \$1,841 including property damage. The pro-rated refund for the existing liability policy was (\$1,567). The difference is \$274, the amount shown in the report.
- M. Waldbauer states that the QuickBooks version will no longer be supported as of May 31, so he will be looking for new accounting software, which will be an expense. Basic report formulation is a concern and batch invoicing is a must have for the new software. He would appreciate any information on alternative software forwarded to him.

✓ *K Whitaker motioned to approve the Treasurer's Report. Second by T. Singh. Ayes all present; the motion carried.*

DIRECTOR and COMMITTEE REPORTS

ROADWAY MANAGER'S REPORT:

- The next PRRMA meeting is tomorrow (March 12, 2024).
- Street signs may be tabled for a while, but K. Whitaker will update on this.

- K. Whitaker will populate and add the file for the audit of sidewalks to Dropbox. He will send this collected data to PRRMA. He will let the Board know when he has the file uploaded to Dropbox.
 - Oakley Lawn Service certificate of insurance was obtained. K. Whitaker will also ask for an invoice from Oakley as currently there is only an estimate from Oakley.
 - M. Waldbauer brought up workers' compensation insurance for A. Zidzik. As a single proprietor he may not have any employees and may not need to carry workers' compensation coverage. K. Whitaker will follow up on this.
 - Hopefully, there will not be any more snow removal needed this season!
- ✓ *J. Hegarty moved to approve the Roadway Manager's Report. Second by M. Waldbauer. Ayes all present; the motion carried.*

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- The ARC has received two inquiries since the last report. C. Radzlowski had been having an issue receiving ARC emails but that is resolved.
- **1437 Crowndale Lane, Lot #124, Tree Replacement:** The dimensions provided by the Canton Township are for **newly planted trees**. Any homes that plant new trees are required to follow the Canton Township guidelines. ***The minimum tree size must be at least three inches in diameter as measured 12 inches above the ground.***
- **46584 Southwick Dr, Lot #131:** The request to replace the existing deck with a new deck was **APPROVED** by the PVHA Architectural Review Committee. Please note that it is the homeowners responsibility to obtain a [permit](#) from the Canton Township Building Department for the deck replacement.

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- Nothing to report.

OLD BUSINESS:

- None.

NEW BUSINESS:

- None

NEXT MEETING DATE: Monday, April 8, 2024 @ 7:00 PM at the Canton Township Administration building, Meeting Room E (Lower Level) and via a Zoom conference call.

ADJOURNMENT:

✓ *K. Whitaker motioned to adjourn at 8:38 PM. Second by M. Waldbauer. Ayes all present; the motion carried.*

Minutes Respectfully Submitted,
 Kate Borninski
 Secretary – Pheasant View Homeowners' Association