

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, June 12, 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

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

BOARD MEMBERS ABSENT: K. Whitaker, D. Watson

GUESTS ALSO PRESENT: Kate Borninski, Lot #16.

CALL TO ORDER: T. Singh called the meeting to order at 7:07 PM

APPROVAL OF THE MINUTES:

- ✓ *J. Hegarty motioned to approve the May 8, 2023, Board of Directors meeting minutes. Second by T. Singh. Ayes all present; the motion carried.*

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS:

- None

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- K. Whitaker was not present for the meeting, but sent the following updates:
 - Unfortunately, I didn't make any headway on the **Welcoming Committee** this month. I'll schedule another meeting with the team upon my return. We'll need to discuss what we'll be providing for new homeowners in addition to a welcome packet of information.
 - Homeowners should have received a “Cross Connection Control Program Testing Notice” from the township. This looks to be roughly a \$100 cost to each homeowner to have this test performed. This obviously will be an unbudgeted expense the HOA will also incur for the subdivision irrigation system. We intend to bring this up in the township meeting we plan to attend on June 21, 2023.
 - *J. Hegarty* – M. Waldbauer, K. Whitaker and J. Hegarty plan to attend the Canton Township HOA meeting.

- *K. Borninski* shared her experience with the Board and let the Board know that since the letters took so long to get out, the date on the letter (June 15, 2023) is being waived by the Township.
 - The Garage Sale happened from June 1 through June 3. Because of the limited number of homeowners that participated this year...do we need to question supporting a sub wide garage sale next year?
 - I collected 3 lawn bags of pinecones and branches from the berm behind Lot# 54. The pine branches that were damaged in the ice storm were too high in the tree for me to reach. I would recommend we continue to monitor them as I don't see them immediately threatening Lot# 54 or the surrounding HOA property.
 - *M. Waldbauer* shared a concern that some of our newer homeowners are not properly storing their recycle and trash cans properly. They probably have not been told that these bins need to be kept and stored out of sight. *M. Waldbauer* is anxious to see if the Welcoming Committee can help improve this – especially with the new homeowners.
- ✓ *J. Hegarty* motioned to approve the President's Report. Second by *M. Waldbauer*. Ayes all present; the motion carried.

VICE PRESIDENT'S REPORT:

- *T. Singh* shared that a couple of residents complained to *K. Whitaker* about unsightly conditions and poor landscaping. *T. Singh* suggested we each canvass the neighborhood and identify homes with unsightly conditions and/or landscaping issues/concerns. We should also identify homes with branches that are lower than 7' on the sidewalk side.
 - *T. Singh* offered to consolidate the list from the Board members and then we can review and begin to knock on doors and send letters to the affected homeowners.
 - *J. Hegarty* asked about the grass cutting for Lot #25. In the past, the Township cut the grass and then charged the homeowner.
 - *T. Singh* spoke with the Township Ordinance Officer and was told that the Township is cutting the grass.
 - sent a letter to Lot #3 on April 18, 2023, for unsightly conditions. There is a large dead tree in the backyard and the neighbor at Lot #4 complained of the red mulch adjacent to the driveway.
 - *J. Hegarty* requested that *T. Singh* reach out to Canton Township and ask if they would cut the grass for Lot #25. The Township cut the grass in 2022 and billed the property owner.
- ✓ *M. Waldbauer* motioned to approve the Vice President's Report. Second by *J. Hegarty*. Ayes all present; the motion carried.

SECRETARY'S REPORT:

- *J. Hegarty* is reviewing the three (3) boxes from *Jamie Mitchell*, the former Secretary of the PVHA Board.
 - *J. Hegarty* attended the recording from the May meeting, which *J. Hegarty* attended at the Canton Township Administration Hall, did not turn out well. The logistics of the room and the distance between the attendees make it difficult to record the meeting.
 - *J. Hegarty* thanked the Board for the feedback and comments from the May minutes.
- ✓ *M. Waldbauer* motioned to approve the Vice President's Report. Second by *T. Singh*. Ayes all present; the motion carried.

TREASURER'S REPORT:

- M. Waldbauer disputed the audit with our insurance company for the workers' compensation liability, and we received \$402.00 as a rebate. M. Waldbauer confirmed with the insurance company that the Board is not paid and are volunteers.
 - The Balance sheet was different than what Mark sent out on June 6, 2023. PRRMA found the lost check which Mark dropped off at the Township offices addressed to Greg Hohenberger. Apparently, Greg is not at the Township offices, but is now working from the Summit. The check was sent back and forth between the offices but was found.
- ✓ *J. Hegarty motioned to approve the Vice President's Report. Second by T. Singh. Ayes all present; the motion carried.*

DIRECTOR and COMMITTEE REPORTS

ROADWAY MANAGER'S REPORT:

- D. Watson did not attend the Board meeting.
 - The Board discussed the Black Diamond repair quote for the sprinkler system. The Board will request additional breakdown prior to making a repair decision.
- ✓ *J. Hegarty motioned to approve the Vice President's Report. Second by T. Singh. Ayes all present; the motion carried.*

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- The request to install a whole house generator and storage shed for **2024 Stonebridge Way, Lot #78** was **DECLINED** by the PVHA Architectural Review Committee. The ARC Team is working with the homeowner to see if we can find a mutually agreeable solution.
- The ARC team reached out to the homeowner for **1926 Stonebridge Way, Lot #73** regarding work that appeared to be done on a driveway. The homeowner responded with: *We recently cleaned off the driveway and part of the side of the house. The deck remained untouched. The previous owners had left a large amount of debris and old mulch and leaves, as well as a couple of trees growing improperly to the side of the house. We removed the compost and two medium sized trees and put concrete to allow for ease in maintenance of those areas. The side of the house now has concrete instead of mulch. This area is not visible from the front yard.* Follow-up from the ARC team is not necessary.
- The ARC team responded to a request from **47177 Southwick Drive, Lot #120**, specifically requesting the approval to plant fruit trees in their backyard. The team responded that there are no restrictions for the type of trees homeowners are allowed to plant.
- The homeowner from **1909 Stonebridge Way, Lot #100** requested information on the process and policies for installing a wheelchair ramp. K. Whitaker (in J. Hegarty's absence) responded with a link to the PVHA ARC site.
- The request to install replacement windows for **45972 Windridge, Lot #18**, was **APPROVED** by the PVHA Architectural Review Committee.

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- M. Waldbauer will update the PVHA website to let homeowners know we will be having the Liberty Fest this coming weekend.

OLD BUSINESS:

- No Old Business.

NEW BUSINESS:

- M. Waldbauer shared the Zelmanski, Danner & Fioritto (ZDF) update. ZDF is merging with another law firm, Hirzel Law firm.
- K. Whitaker needs to review and sign the document ZDF sent us. This will allow ZDF to transfer all our files to the new law firm – Hirzel Law.

NEXT MEETING DATE: Monday, July 10, 2023 @ 7:00 PM from the Canton Township Administration building, Meeting Room B and via a Zoom conference call.

ADJOURNMENT:

✓ M. Waldbauer motioned to adjourn at 8:07PM. Second by T. Singh. Ayes all present; the motion carried.

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