

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, August 14, 2017

LOCATION: Canton Township Administration Building, HR Conference Room.

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

BOARD MEMBERS ABSENT: O. Alomary

GUESTS ALSO PRESENT: Laurie Gleba, Juanita Bouldin (Lot 96 - 1957 Stonebridge Way), Kathy Jahn

CALL TO ORDER: J. Hegarty called the meeting to order at 6:59 PM.

APPROVAL OF THE MINUTES:

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

ANNOUNCEMENTS:

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS:

1. The driveway around the Water Supply lot cap, onto the approach between curb and sidewalk is cracking. Canton Township has the responsibility for this. K. Whitaker will take pictures and send them to the Township Engineer for review.

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- J. Hegarty worked with the Township and has had the wireless extended
 - Lot 153, 1340 Crowndale, Sewer was OK, no issues with Pheasant View
 - Lot 130, 46436 Southwick, Greg Pile, Town Engineer went to investigate and reported that it "definitely needs attention" and will forward this information to the Bill Serchak.
 - Lot 120, 47177 Southwick, issues with sidewalk, directed homeowner to PRRMA website.
- ✓ *R. Gleba motioned to approve the President's report, second by M. Waldbauer. Ayes all present; the motion carried.*

VICE PRESIDENT'S REPORT:

- These items were
- Lot 57: 2149 Stonebridge Way, will send a stronger letter
- The following were mailed to homeowners:
- Lot 23 - second letter sent about the abandoned vehicle in the driveway (still there as of yesterday), we need to send the next version of the letter
- Lot 112 - letter about the unsightly conditions was sent
- Lot 2 - Letter about the pool was sent, we need to send the next version of the letter
- Lot 22 - Removed trash cans

✓ *J. Hegarty motioned to approve the President's report, second by K. Whitaker. Ayes all present; the motion carried.*

SECRETARY'S REPORT:

- No report

TREASURER'S REPORT:

- \$1482.64 currently due from Lot 25 for non-payment of 2017 dues
- Water bill is higher due to increased water usage. Windridge bill covers the area along Beck Road; the other bills are from each of the cul-de-sacs.
- We will need to submit a re-application for our Workers Compensation Insurance. Mark is getting closer to resolution on our problem. Hopefully this will be resolved at the end of the month.
- We've had a fair amount of replacement homeowners, and Mark is trying to keep track of everyone's contact information.
- There are several issues with Independent Lawn Care invoices (multiple invoices, credits, etc.). Lucas Irrigation has also been doing sprinkler work. We are 200% over budget on irrigation charges thus far.

✓ *R. Gleba motioned to approve the Treasurer's report, second by J. Hegarty. Ayes all present; the motion carried.*

DIRECTOR and COMMITTEE REPORTS

ROADWAY MANAGER'S REPORT:

- Fairway Pines has an issue with a collapsing driveway (a lot of sand in the catch basin at the end of the driveway). PRRMA repaired the catch basin, but the homeowner wanted help paying for his driveway repair. The parties have agreed to have an 85/15 split (undetermined).
- Roadrepairs@prma.org goes to Rob Wilson. All issues will be addressed via this email.
- Irrigation issues at Fairways since they put in two wells, but some of the irrigated lawns are the responsibility of PRRMA.
- PRRMA is holding \$30K for entryway planting replacement. Pheasant View's allocation is 19.92% allocation which equates to ~\$6K.
- PRRMA is to start the road grinding next week and the paving the week before Labor Day.
- Sidewalk repairs are complete.

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- Lot 120, deck is being replaced, but there has been not ARC request. J. Hegarty to call Canton's Ordinance Committee to check on township approvals for deck.
- Lot 52 46116 Windridge, approved of paver patio and addition of 2' bush line (Approved 8/11/17)

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- None.

ACTION ITEM REVIEW:

OLD BUSINESS:

- Mailboxes: There have been >60% approvals for the new mailbox plan. The teams are still canvassing the remaining homeowners.

NEW BUSINESS:

- None.

NEXT MEETING DATE: Regular meeting, Monday, September 11, 2017 Canton Township Administration Complex HR Conference Room – 7:00 PM.

ADJOURNMENT: MOTION:

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

The meeting adjourned at 8:07 PM.

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