

# *Pheasant View Homeowners' Association*

PO Box 871463, Canton, MI 48187

[WWW.PHEASANTVIEW.ORG](http://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 11, 2022**

**LOCATION:** Each member at home, meeting via “Zoom” video conference, open and available to the membership. Zoom link is posted on the PVHA Facebook Page.

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

**BOARD MEMBERS ABSENT:** None

**GUESTS ALSO PRESENT:** D. Verellen Lot #57

**CALL TO ORDER:** K. Whitaker called the meeting to order at 7:10 PM

### **APPROVAL OF THE MINUTES:**

- ✓ *M. Waldbauer motioned to approve the June 13, 2022, Board of Directors meeting minutes for discussion purposes. Second by T. Singh. Ayes all present; the motion carried.*
- ✓ *The Board discussed the issue of the values for the sprinkler system. There is a concern about D. Watson’s comment about **broken rotary valves and leaking valves**. M. Waldbauer raised the issue, and the Board delayed the approval of the Meeting Minutes until D. Watson joins the meeting.*
- ✓ *D. Watson joined the meeting at 8:14pm and was able to clarify his comments regarding the **broken rotary valves and leaking valves**. D. Watson is not aware of any issues with rotary valves.*
- ✓ *J. Hegarty modified the meeting minutes from July and removed the word ‘**valve**.’*
- ✓ *The Board approved the updated June 13, 2022, Board of Directors meeting minutes.*

**ANNOUNCEMENTS:** None

**CITIZEN / HOMEOWNER NON-AGENDA COMMENTS:** D. Verellen shared his concerns with the ponding and pooling of water in his backyard. The ponding of the water is on the HOA property, so D. Verellen is bringing this issue to the Board’s attention.

K. Whitaker asked if there was a catch basin on D. Verellen’s property. There is, but according to M. Waldbauer, the basin is on the opposite side of the ponding. This year appears to be worse due to the additional rain we’ve experienced. K. Whitaker suggested that the yard may need re-grading, but that would require involving Canton Township Engineering team.

K. Whitaker committed to D. Verellen that the Board will review and bring it to the Township’s attention.

J. Hegarty requested the homeowner to take pictures during the next heavy rain fall.

## OFFICERS' REPORTS

### **PRESIDENT'S REPORT:**

- K. Whitaker sent the approved letter to the prospective **Welcoming Committee** members for their final review.
- K. Whitaker expects to have a meeting during the month of July, but it may be difficult to coordinate schedules based on summer schedules.
- The next step would be to develop members to go door-to-door when new homeowners move into the subdivision.
- K. Whitaker suggested we will need to update to the PVHA website and was hoping June would be able to make those changes/updates. J. Waldbauer suggested an FAQ section, and introduce new homeowners to our Covenants & Restrictions, the ARC Committee, etc.
- K. Whitaker is targeting the Fall for completion of the project.
- K. Whitaker shared that the homeowners for Lot #54 had some issues with the pine trees that are owned by the HOA. The pinecones and tree limbs are falling on their property and requested help from the Board. Several Board members and homeowners volunteered their time on Saturday morning to help clean up the area.
- J. Hegarty suggested we engage Oakley to clean up this area and the other areas of the berms and HOA property. These areas are in desperate need of clean up and landscaping help.
- K. Whitaker will coordinate a second workday to complete the job.
- K. Whitaker sent an email to the Board with the **Amended and Restated Declaration of Covenants and Restrictions**. It was stamped and received by Wayne County Register of Deeds.
  - ✓ *T. Singh motioned to approve the President's Report. Second by J. Hegarty. Ayes all present; the motion carried*

### **VICE PRESIDENT'S REPORT:**

- T. Singh reported that the Cadillac has been moved and is no longer an issue.
- T. Singh noticed a dead tree at 46116 Windridge Lane, Lot #52, and will send a letter to the homeowner and request them to replace the tree.
- T. Singh asked the Board when a letter should be sent to Lot #60 regarding the issue of the large soccer nets in the front yard. The Board discussed the issues and requested T. Singh to craft a letter from the Board requesting the homeowners to remove the large soccer nets from the front yard.
- T. Singh will send a letter to Lot #60.
- K. Whitaker had a discussion with a homeowner requesting the Board install temporary signs when the Township hosts large events like the Liberty Fest. The Board had a discussion on the issue and based on the single event (Liberty Fest) that causes some traffic disruption once a year, it was decided to not install or place signage along Southwick Drive.
  - ✓ *M. Waldbauer motioned to approve the Vice President's Report. Second by J. Hegarty. Ayes all present; the motion carried.*

### **SECRETARY'S REPORT:**

- None
  - ✓ *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 reviewed the Treasurer reports (Balance Sheet, Monthly Budget Report, Budget Report, Checking Account Reconciliation, Savings Account Reconciliation, Transaction Detail by Account and ZDF Payments to Date)
- M. Waldbauer shared that we are right on budget and have spent slightly under 50% of our budget with ½ or 50% of the year gone.
- M. Waldbauer shared his concern that we may have overages with the irrigation.

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

## **DIRECTOR and COMMITTEE REPORTS**

### **ROADWAY MANAGER'S REPORT:**

- D. Watson asked M. Waldbauer if he heard anything from the homeowner with the Invisible Fence Issue. The issue was presented to PRRMA and are now waiting for a response from PRRMA. This is a PRRMA expense.
- D. Watson will send a follow-up email to the PRRMA Board and Rotundo to see why this has taken so long to get resolved.
- J. Hegarty shared the concerns with the entry ways in terms of clean up. We will need to develop a plan on how we can trim the trees, pinecones collected, etc. We need to add this expense into our Landscaping budget for next year.
- M. Waldbauer is still waiting for invoices from Black Diamond for the sprinkler repairs.

### **ARCHITECTURAL REVIEW COMMITTEE (ARC):**

- A request to paint the exterior of the home at **1934 Stonebridge Way, Lot #74**, has **been APPROVED** by the PVHA Architectural Review Committee.
- J. Hegarty will send a letter to **1926 Stonebridge Way, Lot #73**, related to the building materials that are in front of the home in large green dumpster bags. The ARC committee did not receive an ARC request for any work being done to the exterior of the home. Waldbauer suggested that the homeowner is probably replacing his old deck.

## **SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:**

- J. Waldbauer is on vacation.

## **OLD BUSINESS:**

- Nothing to report.

## **NEW BUSINESS:**

- Nothing to report.

**NEXT MEETING DATE:** Monday, August 8, 2022 @ 7:00 PM via a Zoom conference call.

**ADJOURNMENT:**

*✓ M. Waldbauer motioned to adjourn at 8:23 PM. Second by D. Watson. Ayes all present; the motion carried.*

Minutes respectfully submitted,  
Jim Hegarty - Secretary