

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 13, 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: A. Oliveria, Lot #50, J. Waldbauer, Lot #113

CALL TO ORDER: K. Whitaker called the meeting to order at 7:07 PM

APPROVAL OF THE MINUTES:

- ✓ *M. Waldbauer motioned to approve the updated May 9, 2022, Board of Directors meeting minutes. Second by D. Watson. Ayes all present; the motion carried.*

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS: A. Oliveria is trying to get more involved with the Board and expressed his appreciation for all the work the Board does.

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- K. Whitaker provided an update on the **Welcoming Committee**. K. Whitaker planned to have the follow-up meeting in April but was not able to assemble the team.
- K. Whitaker sent a draft of the welcome letter to the Board and is awaiting feedback.
- K. Whitaker plans to schedule a meeting with the Steering Committee to review the Welcome Letter. J. Waldbauer suggested we add an FAQ section to our PVHA website. The FAQ's will include links to web sites, our PVHA Facebook site, Township links, etc.
- K. Whitaker was approached by a homeowner sharing her concerns about two (2) large soccer nets in the front yard of her neighbor. The Board discussed possible actions and decided to send a letter to the homeowner requesting the homeowners to move the two (2) soccer nets to the backyard. T. Singh will draft a letter to the homeowner and send to the Board for review.
- K. Whitaker was approached by a homeowner and thanked the Board for the removal of the berm trees but is concerned about the condition of the berm. The Southern area of the berm needs to be addressed but based on the quote we received from the sprinkler company for

sprinkler system repairs, there will not be enough money in the budget for berm improvements this year.

- K. Whitaker will meet with Tracy Danner-Bond from ZDF on June 14, 2022, to drop off the ballot results including the electronic signatures. K. Whitaker will provide the supporting documentation to Tracy so she can file the necessary paperwork with Wayne County and the State of Michigan LARA organization so we can move the Amendment project forward.
- The Sub-Wide Garage Sale was successful, and we had a lot of activity and traffic.
✓ *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 noticed a lot of activity at 1844 Crowndale, Lot #25.
- T. Singh has a meeting with the Township Supervisor, Anne Marie Graham-Hudak, on June 14, 2022, to discuss our options for Lot #25.
- T. Singh noticed a black Cadillac car on Southwick facing the wrong way for several weeks. We believe the car is linked to Lot #137. The Board reviewed our options and after much discussion, the Board decided to send a letter to the homeowner. If that does not provide the expected results, then T. Singh will reach out to Canton Public Services for assistance.
- K. Whitaker agreed to draft a note to remind homeowners that Canton Liberty Fest will be June 17th-19th and to ask homeowners to have their family and friends follow our Amended Covenants and Restrictions Article XI, Section 20 and keep the fire lane (side of the road with fire hydrants) free of parked cars.
✓ *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 thanked the Board for reviewing the three (3) meeting minutes from last month – the Monthly Meeting Minutes, the Special Membership Meeting Minutes, and the Executive Session Meeting Minutes.
- J. Hegarty suggested that K. Whitaker provide the meeting minutes from our **Special Membership Meeting Minutes** held February 28, 2022, and April 9, 2022. K. Whitaker agreed.
- J. Hegarty received an email from the Township for the Canton Master Plan Board, and they are looking for volunteers to join the Board. The Township is looking for 12-15 residents to fill seats on the Board.
✓ *T. Singh motioned to approve the Vice President's Report. Second by M. Waldbauer. 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 also shared the three (3) homeowners that are delinquent on their 2022 Annual Assessments. One of the homeowners did pay the Late Fee but did not pay the Interest charges of \$.67. The Board supported M. Waldbauer's recommendation to waive the \$.67 of Interest.

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

DIRECTOR and COMMITTEE REPORTS

ROADWAY MANAGER'S REPORT:

- D. Watson reviewed the Quote from **Mailboxes by Bob** and it has gone up 50% for 2022. D. Watson reached out to Jay from **Mailboxes by Bob** and they are unwilling to reduce and/or negotiate a lower rate to clean and wax the mailboxes. The cost to wax, clean and straighten 42 mailbox posts is \$1,260.00 for 2022.
- The Board agreed with D. Watson's recommendation to pay the bill for 2022. The Board invested a lot of money to replace the mailboxes and we do want to keep them maintained and in good working order.
 - ✓ *D. Watson motioned to approve the quote for \$1,260.00 from **Mailboxes by Bob** to get them cleaned, waxed, and trued up. Second by M. Waldbauer. Ayes all board members present; the motion carried.*
- D. Watson sent a summary/quote for the sprinkler repairs to the Board from **Black Diamond**. The quote was \$2,915.00. The sprinkler system has needed repairs over the past few years including leaking rotors, etc. We will likely be over budget this year if we proceed with all the recommend repairs. The Board discussed options for addressing the problems with the sprinkler system. Some of the repairs can be delayed until 2023. D. Watson will ask **Black Diamond** to summarize the repairs and create three (3) categories: 1) items that MUST be addressed this year; 2) items that can be delayed until 2023; 3) items that can be delayed until 2024 and beyond.
- D. Watson is now coaching high school football and meetings over the next few months will be a challenge for D. Watson. D. Watson assured the Board that he will keep the Board informed and update us prior to our monthly meetings.
- M. Waldbauer raised the potential warranty issues with the new asphalt. D. Watson received emails from Rob Wilson who works for the PRRMA vendor, Nagle Paving Company. Rob believes the underlayment/substrate is causing the cracking. The Rob shared with D. Watson that if something was done wrong in the process from last year, we would be seeing cracking throughout the subdivision.
- D. Watson shared that the next PRRMA meeting is on June 23, 2022.

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- A request to update the landscaping for **2130 Stonebridge Way, Lot #46, has been APPROVED** by the PVHA Architectural Review Committee.
- A request to extend the driveway and add a new walkway for **45401 Southwick, Lot #143, has been APPROVED** by the PVHA Architectural Review Committee.
- A request to replace the existing roof with IKO Dynasty roof shingles for **46939 Overhill Lane, Lot #57, has been APPROVED** by the PVHA Architectural Review Committee.

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- J. Waldbauer and K. Whitaker discussed the status of the **Welcome Letter**. K. Whitaker will create a draft and send to the committee for their review and input.
- K. Whitaker will create a draft to let residents know where to park and what will be closed for the Liberty Fest this coming weekend.
- J. Waldbauer reminded the Board again to ignore the emails from Hostinger. They are no longer providing services to PVHA.

OLD BUSINESS:

- K. Whitaker has not heard any more feedback from M. Stapleton regarding the issues he raised to the Board last month.

NEW BUSINESS:

- Nothing to report.

NEXT MEETING DATE: Monday, July 11, 2022 @ 7:00 PM via a Zoom conference call.

ADJOURNMENT:

✓ D. Watson motioned to adjourn at 8:28 PM. Second by T. Singh. Ayes all present; the motion carried.

Minutes respectfully submitted,
Jim Hegarty - Secretary