

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, April 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

BOARD MEMBERS ABSENT: J. Hegarty,

GUESTS ALSO PRESENT: M. Stapleton, Lot #147

CALL TO ORDER: K. Whitaker called the meeting to order at 7:00 PM

APPROVAL OF THE MINUTES:

- ✓ *K. Whitaker motioned to approve the March 14, 2022, Board of Directors meeting minutes. Second by D. Watson. Ayes all present; the motion carried.*

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS: M. Stapleton raised a concern regarding the behavior of the Pheasant Run golfers. Within the past five (5) years, the behavior on the golf course is a concern. There have been some serious altercations between the golfers and members of M. Stapleton’s home around the 27th hole. The issues M. Stapleton is experiencing focuses around large golf outings and leagues. The golfers congregate around the green waiting for the rest of the golfers to complete their rounds. The language is not acceptable and typically lasts until 9:30pm.

M. Stapleton requested assistance from the Board to ensure that his family feels safe especially when there are league nights. M. Stapleton has attempted to reach out to the golf course, but at 9:30pm, the course is closed and there is no ranger available to dispatch.

The Board has a good relationship with Paul Simpson, the Superintendent of the golf course. M. Waldbauer suggested that the Board craft a letter to the golf course requesting help addressing our concerns regarding the congregation of the golfers on the 27th green. The Board discussed suggesting limiting the number of carts to three (3) at the 27th hole. D. Watson represents our association on the PRRMA Board and he will raise the issue to Greg Hohenberger, the Canton Township Leisure Services Director who has overall responsibility for the golf course.

K. Whitaker will draft a letter for the Board’s review and once approved, will send it to Paul Simpson for his action.

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- K. Whitaker had a meeting with D. Heinze and J. Waldbauer on March 16, 2022, which generated several new ideas for the **Welcoming Committee**. K. Whitaker sent out meeting minutes and copied the Board. J. Waldbauer has collected good comments and questions from new homeowners and D. Heinze will collect relevant links that would be beneficial to share with new homeowners. The goal is to have another meeting to develop a first draft of the Welcome letter by the end of April.
- K. Whitaker reached out to the township to determine if there were meeting rooms that we could utilize for our Board meetings. The Township is restricting the use of the rooms and is prohibiting Monday meetings. This is a challenge for our Board since Monday's are our monthly Board meeting days. The alternative was to investigate the library as they have meeting rooms but they can only be reserved one month in advance. Room availability is a challenge.
- K. Whitaker proposes that we stick with the Zoom calls for the foreseeable future or until the township opens their meeting room availability for Monday nights.
- K. Whitaker (on behalf of J. Hegarty) provided an update on our Amendment project and our Covenants & Restrictions vote. As of April 11, 2022, we have 112 YES votes 16 NO votes for the C&R's. There are 34 homeowners that have not voted. We are 18 votes short of achieving the 80% majority required by our current Bylaws. The team will take a week off for Easter but will commence the door-to-door campaign on April 23rd.
✓ *D. Watson motioned to approve the President's Report. Second by T. Singh. Ayes all present; the motion carried*

VICE PRESIDENT'S REPORT:

- Nothing to report
✓ *M. Waldbauer motioned to approve the Vice President's Report. Second by D. Watson. Ayes all present; the motion carried.*

SECRETARY'S REPORT:

- J. Hegarty was not able to attend the meeting.
- No report

TREASURER'S REPORT:

- K. Whitaker had a question on a snapshot of the Jan.-March report and the other YTD compared to the full year budget. There was a \$410.00 credit on one report and not the other. M. Waldbauer explained the variance is due to the refund we received for Workers Compensation. The difference between the two reports is due to the refund coming in after March 31st, the closing date of the monthly report.
- There are four (4) homeowners that have not paid their 2022 assessment.
- There are six (6) homeowners that have late fees associated with their accounts.
- Invoices have mailed for the \$110.00 late fees.
- We received our first full-year rebate of \$410.00 from Travelers Insurance company. Thanks to D. Watson for obtaining a Certificate of Insurance from our vendors.
✓ *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 received the quote from Oakley for the 2022 Landscaping fees.
 - ✓ *D. Watson motioned to approve the quote for Oakley for the 2022 landscaping quote. Second by M. Waldbauer. Ayes all board members present; the motion carried.*
- K. Whitaker noticed that there is a lot of garbage along Beck Road. Is the garbage removal the responsibility of Oakley or Canton Township? The Board was not sure who's responsibility it is. D. Watson will ask the PRRMA Board who is responsible for the easement along Beck Road.
- D. Watson received one quote for irrigation start up and shut down. The quote is \$390.00 for the Spring start up and \$390.00 for the Fall winterization. A total of \$780.00 for the year. D. Watson has a second call into Old Faithful. D. Watson is also going through the list that M. Waldbauer provided.
- M. Waldbauer is concerned that we are 13% overbudget for landscaping. This is primarily due to the increased fertilization costs.
- D. Watson has no update on the sidewalks as the PRRMA meeting is scheduled for later in the week. D. Watson emphasized that the sidewalk repairs will not address water pooling.
- PRRMA will add a line item in their budget going forward to address sidewalk issues.

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- A request to install a temporary Gazebo with Mosquito net and recessed Ceiling lights approximately 4 - 5 ft. apart around garage and in the front of the house for 2161 Stonebridge Way, Lot 56, has been APPROVED by the PVHA Architectural Review Committee.
- A request to expand and extend your driveway for 45401 Southwick Drive, Lot 143, has been DENIED by the PVHA Architectural Review Committee.

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- J. Waldbauer updated the vote count and confirmed that we need 18 more YES votes to pass the Amendment project.

OLD BUSINESS:

- Nothing to report.

NEW BUSINESS:

- Nothing to report.

NEXT MEETING DATE: Monday, May 9, 2022 @ 7:00 PM via a Zoom conference call.

ADJOURNMENT:

✓ *T. Singh motioned to adjourn at 8:13 PM. Second by D. Watson. Ayes all present; the motion carried.*

Minutes respectfully submitted,
Jim Hegarty - Secretary