

Pheasant View Homeowners' Association



Jim Hegarty - President
TejKiran Singh - Vice-President, Grounds & Maintenance Manager
Kevin Whitaker - Secretary
Mark Waldbauer - Treasurer
Don Watson - Roadway Manager

Post Office Box 871463 - Canton Michigan 48187

www.pheasantview.org

ANNUAL MEETING MINUTES

November 8, 2021

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: J. Hegarty, T. Singh, M. Waldbauer, K. Whitaker, D. Watson

BOARD MEMBERS ABSENT: None.

MEMBERSHIP PRESENT AS REPRESENTED BY LOT NUMBER: 12 persons attending representing lots 5, 14, 16, 31, 46, 56, 66, 74, 78, 113. See the attached meeting sign in sheet.

CALL TO ORDER: 7:03 PM

APPROVAL OF THE AGENDA: J. Hegarty motioned to approve the annual meeting agenda, seconded by M. Waldbauer. Ayes all present; the motion carried.

APPROVAL OF THE MINUTES: J. Hegarty motioned to approve the 2020 Annual Meeting Minutes, seconded by D. Watson. Ayes all present; the motion carried.

ANNOUNCEMENTS: No announcements

OFFICERS' REPORTS:

PRESIDENT'S REPORT:

- J. Hegarty completed an introduction of all the Board members, shared his appreciation to the Board for their work throughout the year, and went into detail listing their responsibilities and how they served the neighborhood this year. In addition, June Waldbauer was recognized for maintaining / updating the PVHA website and for managing all mass communications.
- J. Hegarty thanked the Architectural Review committee for their continued work throughout the year.
- The project to amend our Covenants and Restrictions, incorporate our association bylaws, and update the articles of incorporation with the law firm Zelmanski, Danner & Fioritto, PLLC (ZDF) is near completion. After multiple updates and discussions working with the Board and ZDF, it was decided to schedule an informational meeting to review the most current draft with the Pheasant View homeowners on October 28, 2021. Additional changes were identified from that meeting, and we await the updates from ZDF. The “FINAL” version will be distributed to all homeowners and a vote will be required to approve the documents. A “super majority” of the homeowners (80%) must agree to the amendment for it to become effective.
 - ✓ M. Waldbauer motioned to approve the President’s report, seconded by D. Watson. Ayes all present; the motion carried.

VICE PRESIDENT'S REPORT:

- Lot #25 (1844 Crowndale Lane) continues to maintain a PODS unit in the driveway. A valid construction permit has been filed with the township and as a result the POD can remain. We continue to monitor the situation and work very closely with the Canton township ordinance officer.
- In violation to the township ordinance, a few homes within the sub do not have enough curb trees. Lot #148 has been in violation for several years and because of the home's recent sale, the previous buyer paid the new buyer an allowance to replace the trees.
 - ✓ J. Hegarty motioned to approve the Vice President's report, seconded by D. Watson. Ayes all present; the motion carried.

SECRETARY'S REPORT:

- The Board is in favor of establishing a "Welcoming Committee" that will engage with new homeowners. K. Whitaker & T. Singh will work to establish the committee with other homeowner volunteers. The committee will provide the new homeowner with a welcome gift, educate them about the sub's web site and Facebook page, and collect contact information so that vital subdivision news / announcements can be shared.
 - ✓ J. Hegarty motioned to approve the Secretary's report, seconded by D. Watson. Ayes all present; the motion carried

TREASURER'S REPORT:

- M. Waldbauer shared the standard financial documentation, the 2021 budget report to date, and expense pie chart.
- Lot # 156 (1424 Crowndale Lane) 2021 Annual Assessment remains unpaid. A lien has been applied and the home remains for sale. ADAC was approached to provide a payoff letter which identifies the amount required to satisfy the obligation and remove the lien.
- The 2021 expenses have been and continue to trend below budget. No surprises are expected through the balance of the year. Due to being under budget, there should be a sufficient carry over into 2022.
 - ✓ J. Hegarty motioned to approve the Treasurer's report, seconded by T. Singh. Ayes all present; the motion carried.

DIRECTOR'S and COMMITTEE REPORTS:

ROADWAY MANAGER'S REPORT:

- Pheasant Run Roadway Maintenance Association (PRRMA) spent ~\$250,000 to resurface most of the roads in the subdivision in 2021. The sidewalks should also be addressed yet in 2021. PRRMA anticipates spending ~\$51,000 for sidewalk repair for all three subs participating in PRRMA.
- Seasonal Property Management was once again selected for subdivision snow removal for the 2021/2022 season. There was no increase from the 2020/2021 season (\$5,750 annual flat fee).
- PRRMA upgraded the two Beck entrances with LED lights which will last longer and be more energy efficient.
- PRRMA requested a 10% rate increase for 2021. It is not anticipated that PRRMA will be requesting an increase for 2022.
- The irrigation system is old and may need to be replaced in totality in the future. The Board has decided that repairs will be made on an "as needed basis" and not all at once to control cost.
- Maintenance of the Beck berm will be addressed with the award of the 2022 landscaping contract. Focus will be placed on the control of weeds under the berm trees.

ARCHITECTURAL REVIEW COMMITTEE:

- This committee approves applications for the replacement of windows, decks, exterior painting, roofing, etc. If anyone is planning to make changes to the exterior, please send an application to the Architecture Review Committee (ARC@pheasantview.org) as we want to ensure that the subdivision maintains a manicured look which in turn contributes to higher home values.

COMMUNICATION COMMITTEE REPORT:

- J. Waldbauer continues to do a great job of managing Facebook (social media), Wix (website), Zoom (video/audio meetings), Mail Chimp (bulk email), and GoDaddy (email server).
- The attending homeowners were OK with receiving hard copy correspondence in their respective newspaper boxes.

ORDERS OF THE DAY:

- 2021 Board Member Elections: The two-year terms of office have expired for J. Hegarty, M. Waldbauer, and D. Watson. All three existing members committed to running for another term and all three were re-elected with no other write in votes. The Election of Officers will take place at the next Board meeting.

HOMEOWNER NON-AGENDA COMMENTS:

- No issues were raised by the participating homeowners

NEXT MEETING DATE: Monthly Board of Director's meetings are the second Monday of each month. The next regular meeting is scheduled for Monday December 13, 2021, and will be held via a Zoom conference call commencing at 7:00 PM.

ADJOURNMENT: J. Hegarty motioned to adjourn the meeting, seconded by D. Watson. Ayes all present; the motion carried. The meeting adjourned at 8:26 PM.

Minutes Respectfully Submitted,
Kevin Whitaker
Secretary – Pheasant View Homeowners' Association