

# *Pheasant View Homeowners' Association*

PO Box 871463, Canton, MI 48187

[WWW.PHEASANTVIEW.ORG](http://WWW.PHEASANTVIEW.ORG)



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

## **REGULAR BOARD MEETING MINUTES Monday, April 12, 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

**GUESTS ALSO PRESENT:** J. Waldbauer (Lot #113)

**CALL TO ORDER:** J. Hegarty called the meeting to order at 7:02 PM

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

- ✓ *J. Hegarty motioned to approve the March 8, 2021 Board of Directors meeting minutes. Second by M. Waldbauer. Ayes all present; the motion carried.*

**ANNOUNCEMENTS:** None

**CITIZEN / HOMEOWNER NON-AGENDA COMMENTS:** None

### **OFFICERS' REPORTS**

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

- The Canton Township Building was re-opened on April 5th. However, the Township is recommending meetings still be held in other venues.
- The fence was removed from Lot #29 (46009 Windridge Ln.) prior to its sale to new owners.
- The meeting with ZDF has been rescheduled for April 22<sup>nd</sup>. The Board and ZDF will review the questions related to the proposed covenants and restrictions. With this input ZDF will prepare another draft for homeowner review.
  - ✓ *D. Watson motioned to approve the President's Report. Second by T. Singh. Ayes all present; the motion carried.*

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

- Lot #25 (1844 Crowndale Ln.) received a notification requesting the removal of the POD/trailers and branches that have fallen to the ground. To date the homeowner has not yet acted. The Canton Ordnance group will be contacted to bring the issue to their attention.
- Lot #145 (45548 Southwick Dr.) has a dead tree in the front yard. The tree has been dead for several years and the homeowner decorates it with ornaments. A letter will be issued highlighting the unsightly appearance of the tree.

- ✓ *J. Hegarty motioned to approve the President's Report. Second by M. Waldbauer. Ayes all present; the motion carried.*

**SECRETARY'S REPORT:**

- Nothing to report

**TREASURER'S REPORT:**

- All but one homeowner has paid the 2021 Annual Assessments (161 out of 162 homes collected). The outstanding payment is associated with a house currently being sold. The collection of the assessment will occur at the April closing of the property. Late fees and interest have been assessed.
- The PVHA bank account has been upgraded to Advantage Relationship Banking with the Bank of America. Fees have been waived because of this upgrade.
  - ✓ *T. Singh motioned to approve the Treasurer's Report. Second by D. Watson. Ayes all board members present; the motion carried.*

**DIRECTOR and COMMITTEE REPORTS**

**ROADWAY MANAGER'S REPORT:**

- Oakley has commenced landscaping activities for the season.
- The mailbox waxing performed by "Mailboxes by Bob" will be scheduled.
- Spaulding DeDecker is proceeding with the PRRMA sidewalk evaluation.
- The Fairways sub took it upon themselves (without authorization) to repair their own sidewalks. With this being outside of the PRRMA process, the PVHA Board's position is that this should not be reimbursed by PRRMA. Further discussions will be held in the next PRRMA meeting.
- Next PRRMA meeting will be held April 17, 2021.

**ARCHITECTURAL REVIEW COMMITTEE (ARC):**

- The request to install new roof and windows for **1993 Stonebridge Way, Lot 93**, was **APPROVED** by the ARC

**SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:**

- ~40-50 email updates have been provided via the annual assessment submissions. Our PVHA contact lists will need to be updated before our next MailChimp submission to the homeowners.

**OLD BUSINESS:**

- Nothing to report

**NEW BUSINESS:**

- Garage Sale will be preliminary held on June 4-6<sup>th</sup>. J. Hegarty to coordinate the sale timing with the other two subdivisions.
- M. Waldbauer will be procuring new signs that announce the monthly board meetings.

**NEXT MEETING DATE:** Monday, May 10, 2021 @ 7:00 PM will be held via a Zoom conference call.

**ADJOURNMENT:**

✓ *D. Watson motioned to adjourn at 8:14 PM. Second by J. Hegarty. Ayes all present; the motion carried.*

Minutes respectfully submitted,  
Kevin Whitaker - Secretary