

Pheasant View Homeowners' Association

PO Box 871463, Canton, MI 48187

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, August 9, 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, M. Waldbauer, K. Whitaker, T. Singh

BOARD MEMBERS ABSENT: D. Watson

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

CALL TO ORDER: J. Hegarty called the meeting to order at 7:04 PM

APPROVAL OF THE MINUTES:

- ✓ *J. Hegarty motioned to approve the July 12, 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:

- Nine (9) documents related to our amended Covenants & Restrictions/Bylaws have been updated by Zelmanski, Danner & Fioritto, PLLC (ZDF) for Board and homeowner review:
 - The Board had proposed 44 changes to the second draft and ZDF accommodated 43 of the 44. M. Waldbauer is to review why the one change was not incorporated by ZDF.
 - The “Guide to the Amendments” will be submitted to the homeowners which will list every proposed change and the justification for the change.
 - The Board will need to set a date for the informational meeting with the homeowners and ZDF to present the changes. J. Hegarty will recommend several dates and the Board will decide.
 - M. Waldbauer and J. Hegarty to review the entire package before submission to the homeowners.
 - It was discussed that we would provide just a summary of the changes to the homeowners via first class mail. The mailing will direct the homeowners to a web link on the PVHA web page that would provide the detailed documents if further investigation / research is desired.

- A concern was raised about the effective date of the “amended” Covenants & Restrictions and By Laws if accepted by 80% of the homeowners. J. Hegarty was to confirm the effective date timing with ZDF.
 - ✓ *M. Waldbauer motioned to approve the President’s Report. Second by T. Singh. Ayes all present; the motion carried.*

VICE PRESIDENT’S REPORT:

- Lot #148 (1200 Crowndale Lane) has one missing and one dead tree. Two letters have already been sent to the homeowner about the missing tree. T. Singh to draft a third letter to the homeowner copying the Canton Ordinance Officer.
- Lot # 26 (46091 Windridge Lane) also has two trees missing along the curb. A second letter will be sent requesting that they replace the trees.
- Garbage cans must be hidden from the street view of ALL homes. Several homes are continually storing their cans within view. A Facebook reminder will be sent notifying ALL homeowners of that requirement.
 - ✓ *J. Hegarty motioned to approve the Vice President’s Report. Second by M. Waldbauer. Ayes all board members present; the motion carried.*

SECRETARY’S REPORT:

- Nothing to report.

TREASURER’S REPORT:

- A lien has now been applied to Lot # 156 (1424 Crowndale Lane) for non-payment of the 2021 Annual Assessment. The home remains for sale.
 - ✓ *J. Hegarty 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:

- The irrigation valve associated with Zone #2 (Beck berm) has now been replaced and the zone is fully operational.
- Sidewalk repairs are still earmarked for the Fall of 2021

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- No requests this month

SUBDIVISION COMMUNICATION COORDINATOR’S REPORT:

- An additional Facebook announcement was made to encourage homeowners to sign up for the email list.

OLD BUSINESS:

- Nothing to report.

NEW BUSINESS:

- Nothing to report.

NEXT MEETING DATE: Monday, September 13, 2021 @ 7:00 PM will be held via a Zoom conference call.

ADJOURNMENT:

✓ *J. Hegarty motioned to adjourn at 8:34 PM. Second by M. Waldbauer. Ayes all present; the motion carried.*

Minutes respectfully submitted,
Kevin Whitaker - Secretary