

Pheasant View Homeowners' Association

PO Box 871463, Canton, MI 48187

WWW.PHEASANTVIEW.ORG



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

REGULAR BOARD MEETING MINUTES Monday, May 13, 2019

LOCATION: Canton Township Administration Building, HR Conference Room.

BOARD MEMBERS PRESENT: J. Hegarty, M. Waldbauer, J. Mitchell, K. Whitaker, T. Singh

BOARD MEMBERS ABSENT:

GUESTS ALSO PRESENT:

CALL TO ORDER: J. Hegarty called the meeting to order at 7:07PM

APPROVAL OF THE MINUTES:

- ✓ *J. Hegarty motioned to approve the April 8, 2019 Board of Directors meeting minutes. Second by M. Waldbauer. Ayes all remaining present; the motion carried.*

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS: None

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- Lot 140, 45845 Southwick, has planted 3 trees in the boulevard as requested, J. Hegarty is going to measure to ensure they meet the 2.5 inch in diameter requirement per our covenants, restrictions and bylaws.
- Lot 130, 46436 Southwick, is working with Canton Township to repair the flags directly adjacent to the manhole cover in the drive. The homeowners have been in contact with Canton Township, who will provide a timeline when this will be completed.
- J. Hegarty reminded everyone that the recycling program rules need to be followed to eliminate any issues that could cause the program to be stopped. M. Waldbauer has posted this message on Facebook already.
 - ✓ *M. Waldbauer motioned to approve Presidents Report. Second by T. Singh. Ayes all present; the motion carried.*

VICE PRESIDENT'S REPORT:

- T. Singh sent a letter to Lot 140 requesting that 3 trees be planted in the boulevard between the sidewalk and street. The homeowners have complied with our request.
 - ✓ *K. Whitaker motioned to approve Vice Presidents Report. Second by M. Waldbauer. Ayes all present' the motion carried.*

SECRETARY'S REPORT:

- No report

TREASURER'S REPORT:

- The board received and reviewed the Treasurer's financial report which was sent via email by M. Waldbauer on May 4, 2019. There were no questions or issues.
- Discussion continued regarding Lot 25. M. Waldbauer shared that the State of Michigan allows evicted homeowners 120 days for redemption. Mr. Howard has until May 17th to redeem his property. We have the contact information for the current bank title holder should the property be totally foreclosed.
- M. Waldbauer will be tracking the non-annual fees for budgeting now that we have a better idea of when items renew. QuickBooks mandates a three-year (3) upgrade for security reasons; our domain of "Pheasantview.org" renews every two (2) years; and currently our web hosting renews annually. This means we need to budget for all three to coincide every six years.
 - ✓ *J. Hegarty motioned to approve the Treasurer's financial report. Second by T. Singh. Ayes all board members present; the motion carried.*

DIRECTOR and COMMITTEE REPORTS**ROADWAY MANAGER'S REPORT:**

- K. Whitaker was unable to attend the PRRMA meeting in April, he will provide an update after the next meeting.
- K. Whitaker reached out to Oakley to ask about the fertilizer which should be applied to the cul-de-sacs and the entrances. Oakley subcontracts that out to Tru Green – they will be out the week of 5-13-19 to fertilize.
- K. Whitaker has also asked that Oakley give us a quote to finish the mulch project. The board decreased the amount of mulch we ordered from the recommended 40 yards to 30 yards which was not enough to finish the project. 30 Yards is more than we normally purchase annually. More to come on this in the coming weeks.

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- Deck replacement for Lot 109, 1801 Stonebridge Way Court was approved.
- Landscaping improvements for Lot 100, 1909 Stonebridge was approved.
- Exterior painting for Lot 57, 2149 Stonebridge Way was approved based on a color sample provided with application, however the paint color appears different now that it is on the home.
- Landscaping improvements for Lot 159, 1508 Crowndale Lane was approved.
- Request to install an in-ground pool with a 4 ft Aluminum fence powder coated around the whole pool for Lot 53, 46140 Windridge Lane was approved.
- Landscaping improvements for Lot 74, 1934 Stonebridge Way was approved.

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- The Domain "Pheasantview.org" will expire June 7, 2019. The cost for a two-year renewal (2 yr.) is \$40.34. This item was approved at the annual meeting.
- Our web hosting expired on May 10, 2019. The web hosting for one-year (1 yr.) is \$132.00. The association approved the move from Go Daddy to WIX at the annual meeting.

ACTION ITEM REVIEW:

OLD BUSINESS:

- The board has continued the conversation regarding the changes of the Covenants & Restrictions, and the Bylaws regarding mailboxes and landscaping. J. Hegarty will follow up with Bryan Amann to ensure the language is in order and then we will start a process of putting this to vote for the neighborhood.

NEW BUSINESS:

- T. Singh, Lot 56 shared that he has a standing water issue in his backyard. J. Hegarty asked him to take some photos and bring them to the next meeting.

NEXT MEETING DATE: Monday, June 10, 2019 Canton Township Administration Building, HR Conference Room – 7:00 PM.

ADJOURNMENT: MOTION:

- ✓ *J. Hegarty motioned to adjourn at 8:01 PM. Second by K. Whitaker. Ayes all present; the motion carried.*