

Pheasant View Homeowners' Association

PO Box 871463, Canton, MI 48187

WWW.PHEASANTVIEW.ORG



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

REGULAR BOARD MEETING MINUTES Monday, April 14, 2025

LOCATION: Canton Township Administration Building, Meeting Room E. The Board meeting is also available to the membership via "Zoom" video conference. Zoom link is posted on the PVHA Facebook Page.

BOARD MEMBERS PRESENT: J. Hegarty, K. Borninski, K. Whitaker, M. Waldbauer

BOARD MEMBERS VIRTUALLY PRESENT: None

BOARD MEMBERS ABSENT: T. Singh

GUESTS ALSO PRESENT: None

CALL TO ORDER: J. Hegarty called the meeting to order at 7:10 PM

APPROVAL OF AGENDA:

- ✓ *J. Hegarty motioned to approve the agenda. Second by K. Whitaker. Ayes all present; the motion carried.*

APPROVAL OF THE MARCH 10, 2025 MEETING MINUTES:

- ✓ *M. Waldbauer motioned to approve the minutes. Second by K Whitaker. Ayes all present; the motion carried.*

ANNOUNCEMENTS: J. Hegarty was contacted by the homeowner of Lot 38 about creating an outdoor lighting policy for the subdivision. J. Hegarty invited the homeowner to join this month's meeting.

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS: None

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- J. Hegarty has noticed several homeowners with dumpsters on their properties. He also mentioned that he noticed several deck, patio, window, and paver projects happening in the subdivision. Should he put a notice in the Facebook group about going through the ARC for approvals for these projects and items?
 - Unfortunately, none of the PVHA board members were available to attend the Hirzel Law workshop on the Homeowner Energy Act which was March 11 at 6 pm.
- ✓ *K. Whitaker motioned to approve the President's Report. Second by K. Borninski. Ayes all present; the motion carried.*

VICE PRESIDENT'S REPORT: No report due to absence.

SECRETARY'S REPORT:

- K. Borninski posted the meeting notice in the Facebook group and completed the minutes.
 - K. Borninski also followed up with S. Reidy and Canton Township on the issue brought to PVHA.
- ✓ *J. Hegarty motioned to approve the Secretary's Report. Second by M. Waldbauer. Ayes all present; the motion carried.*

TREASURER'S REPORT:

- Only one annual assessment for 2025 remains outstanding.
 - The ReadyCollect system utilized by Hirzel Law is still quite frustrating to access. Invoices are generated on a regular basis but do not include details. The last invoice received was \$845.
 - PRRMA did reimburse for the lightbulbs.
 - Waxing of mailboxes has been invoiced, but the work has not started so the invoice has yet to be paid. K. Whitaker will follow up with Jay.
 - Wix has increased the fees for the PVHA website by 33%.
- ✓ *J. Hegarty motioned to approve the Treasurer's Report. Second by K. Whitaker. Ayes all present; the motion carried.*

DIRECTOR and COMMITTEE REPORTS

ROADWAY MANAGER'S REPORT:

- The PRRMA meeting was last week.
 - Unfortunately, the Spaulding DeDecker quote package for asphalt and concrete still has not been presented to PRRMA.
 - K. Whitaker corresponded with Zachary Michels in Canton's Planning Department about tree replacements. HOAs would have a minimum order of twenty-five trees, however, PRRMA does not have a minimum order so PVHA can order the trees through PRRMA. PVHA only needs 3-4 trees. A 2-in caliper tree is approximately \$300.
 - We can now pay PRRMA invoices electronically, according to M. Sheppard.
 - Fairways subdivision has many potholes that need to be repaired. Each HOA in PRRMA should check for these; K. Whitaker checked PVHA and did not find any potholes.
 - K. Whitaker surveyed other subdivisions for irrigation company recommendations. He will follow up on the recommendations to see if we can find better pricing. A. Zidzik has quoted a 30% increase in his rates.
 - Seasonal's snow contract ends tomorrow.
 - K. Whitaker lopped low branches by the speed limit signs today.
 - The water meters have been installed for the season. The irrigation system's solenoid controller box for the northern zones along Beck Road still needs to be repaired and a new controller box is waiting installation at the south Windridge boulevard entry.
 - There was email discussion about the irrigation system quote and mulch for the southern berm.
- ✓ *J. Hegarty moved to approve the Roadway Manager's Report. Second by K. Borninski. Ayes all present; the motion carried.*

- ✓ *K. Whitaker moved to accept the emailed quote of \$1,276 (29 zones x \$22/zone x 2 spring & fall) for the PV irrigation system start up, winterization, and maintenance for the 2025 season. Second by J. Hegarty. Ayes all by email; the motion carried.*
- ✓ *K. Whitaker made a motion to approve the payment of the emailed invoice in the amount of \$292.50 for the mulch that covered bare spots on the southern Beck berm. Second by K. Borninski. Ayes all by email; the motion carried.*

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- 2 patios are in the approval process.
- Lot 51 received approval to remove some shrubs.
- Lot 94 received approval for a driveway replacement.

COMMUNICATIONS:

- D. Watson has not received any more PVHA emails.

OLD BUSINESS:

- K. Borninski will follow up on uploading PVHA meeting minutes to Dropbox.

NEW BUSINESS:

- On June 22, 2025, the new PVHA Covenants and Restrictions become effective. The final approved version with signature page will be uploaded to the website.

NEXT MEETING DATE:

Monday, May 12 @ 7:00 PM at the Canton Township Administration Building, Meeting Room E (Lower Level) and via a Zoom conference call.

ADJOURNMENT:

- ✓ *J. Hegarty motioned to adjourn at 7:49 PM. Second by K. Whitaker. Ayes all present; the motion carried.*

Minutes Respectfully Submitted,
 Kate Borninski
 Secretary – Pheasant View Homeowners' Association