

# *Pheasant View Homeowners' Association*

PO Box 871463, Canton, MI 48187

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



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

## **REGULAR BOARD MEETING MINUTES Monday, August 8, 2022**

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

**BOARD MEMBERS ABSENT:** None

**GUESTS ALSO PRESENT:** None

**CALL TO ORDER:** K. Whitaker called the meeting to order at 7:06 PM

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

- ✓ *M. Waldbauer motioned to approve the amended July 11, 2022, Board of Directors meeting minutes. Second by T. Singh. Ayes all present; the motion carried.*

**ANNOUNCEMENTS:** None

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

### **OFFICERS' REPORTS**

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

- K. Whitaker plans to revisit the **Welcoming Committee** initiative in September due to summer vacation schedules.
- K. Whitaker shared that the HOA has received the final Amended and Restated Declaration from ZDF. The documents have been filed with Michigan Department of Licensing and Regulatory Affairs (LARA) and Wayne County; therefore, this initiative is closed.
- K. Whitaker will coordinate a second workday to complete the job at 46164 Windridge Lane, Lot #54.
  - ✓ *T. Singh motioned to approve the President's Report. Second by J. Hegarty. Ayes all present; the motion carried*

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

- T. Singh discussed the vehicle that is abandoned in front of Lot #120. M. Waldbauer sent an email to the homeowner to ask if car on the corner belonged to him. The homeowner confirmed that it was his car, and he was temporarily parking it there due to the mulch in the driveway. The homeowner told M. Waldbauer the car would be moved as soon as the mulch

was installed.

- T. Singh provided an update on missing curb trees. T. Singh will send a note within two weeks if the trees have not been addressed.
- M. Waldbauer shared with the Board that there are at least three (3) homes on Stonebridge Way that do not have curb trees.
- K. Whitaker offered to identify missing curb trees during his walks in the sub.
- K. Whitaker shared his concern that there are a lot of low-hanging branches from trees. K. Whitaker suggested that a team of people go door-to-door and ask the homeowners to either trim the tree branches or allow the Board members to trim the tree branches.
- T. Singh suggested we contact the Township Ordinance Officer for assistance. K. Whitaker was concerned that this would be a very low priority for the Township Ordinance Officer.
- M. Waldbauer asked the Board whose responsibility is it for the trimming of the branches on Beck Road. K. Whitaker responded that it is the Board's responsibility, and he would take on that responsibility to trim the Beck Road trees. We can work on the Beck Road trees at the same time we are working on Lot #54.
- K. Whitaker will organize a door-to-door effort to address the low-hanging branches, with a focus on Lot #34 and Lot #87.
- T. Singh will reach out to the new Township Ordinance Officer to discuss the low hanging branches to see if he is able to assist.
- T. Singh and J. Hegarty offered to help K. Whitaker when he trims the Beck Road trees.
- K. Whitaker asked T. Singh to reach out to the homeowner for Lot #18 and ask them to move the shed into the garage or remove the shed since it is in violation of our C&R's. K. Whitaker asked T. Singh to send a letter from the Board. There is also a bookcase or large storage piece of furniture for Lot #61 that needs a letter sent to the homeowner.
- ✓ *J. Hegarty motioned to approve the Vice President's Report. Second by D. Watson. Ayes all present; the motion carried.*

#### **SECRETARY'S REPORT:**

- None

#### **TREASURER'S REPORT:**

- M. Waldbauer reviewed the Treasurer reports (Balance Sheet, Monthly Budget Report, Budget Report, Checking Account Reconciliation, Savings Account Reconciliation, Transaction Detail by Account and Unpaid Assessments)
- M. Waldbauer provided a detailed email summary and explanation regarding the \$600 NSF Check from Lot #138 and the check from Lot #76 that was \$50 short. M. Waldbauer responded to the question via email on 8/8/2022. J. Hegarty asked about the Landscaping Line-Item charges for \$789.00 M. Waldbauer explained the charges were for tree removal on the Berm and landscaping supplies for the HOA property near the Windridge entrance.
- M. Waldbauer reported that we are over budget on the following six (6) items:
  - ✓ Software - \$77.00 over Budget
  - ✓ Fertilization - \$300.00 over Budget
  - ✓ Lawn Maintenance - \$400.00 over Budget
  - ✓ Rickle Law Firm - \$375.00 advance payment (we will receive this back in full once the litigation has been settled with the homeowner)
  - ✓ ZDF Attorneys - \$450.00 over Budget
  - ✓ Misc. \$48.01 (mistake from using the wrong credit card. This was paid back, and the HOA was reimbursed)
- M. Waldbauer estimated our carry-over will be approximately \$9,000.00.

- M. Waldbauer shared his thoughts on increasing the annual dues to compensate for the significant increase in costs from our vendors. We will discuss in our next Budget meeting.
- ✓ *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:**

- D. Watson will be reaching out to the snow removal company to begin collecting quotes for the upcoming winter.
- D. Watson has not received an invoice from the sprinkler company for the six (6) sprinkler heads that were repaired. M. Waldbauer has not received an invoice to date.
- D. Watson is recommending that we increase the budget for the sprinkler system and the berm maintenance. D. Watson believes that the repairs may be several thousand dollars.
- D. Watson reported that PRRMA is planning to walk all three (3) subs this year and try and decide which sidewalks they will want to lift. This will be a test process this year to evaluate if the program will be successful. D. Watson submitted a couple of sidewalks from our sub for consideration.
- K. Whitaker asked the Board if D. Watson should reach out to PRRMA or if K. Whitaker should reach out directly to Bill Serchak for a resolution to the water ponding issues that were raised by the homeowners for Lots #56 and #57.
- K. Whitaker offered to walk over and take some pictures of the water ponding issues.
- According to the ***Agreement for Maintenance for Storm Drainage facilities***, the HOA is responsible for drainage, and we would need to incorporate any changes or updates into the Canton Township Master plan. The HOA would also be financially responsible for any changes made to the berm or the drainage system.
- The Board agreed to table the issue until 2023 when the Board has adequate funding in the treasury to fund the initiatives.
  - ✓ M. Waldbauer makes a motion to table the discussion. D. Watson seconds the motion.

### **ARCHITECTURAL REVIEW COMMITTEE (ARC):**

- A request to remove one tree, remove existing shrubs, remove the existing deck and install a hot tub pad for **2149 Stonebridge Way, Lot #57, has been APPROVED** by the PVHA Architectural Review Committee.
- A request to replace windows for **1746 Stonebridge Way, Lot #12, has been APPROVED** by the PVHA Architectural Review Committee.
- A request to replace grass with pea gravel for **2161 Stonebridge Way, Lot #56, has been APPROVED** by the PVHA Architectural Review Committee.
- A request to install a new deck for **2149 Stonebridge Way, Lot #57, has been APPROVED** by the PVHA Architectural Review Committee.

## **SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:**

- J. Waldbauer was not able to join the meeting.
- M. Waldbauer updated the PVHA website each month with the Treasurers report and posting meeting minutes.
- M. Waldbauer encouraged the Board to periodically review the website for valuable information.

**OLD BUSINESS:**

- Nothing to report.

**NEW BUSINESS:**

- Nothing to report.

**NEXT MEETING DATE:** Monday, September 12, 2022 @ 7:00 PM via a Zoom conference call.

**ADJOURNMENT:**

*✓ T. Singh motioned to adjourn at 8:37PM. Second by J. Hegarty. Ayes all present; the motion carried.*

Minutes respectfully submitted,  
Jim Hegarty - Secretary