

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, September 13, 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 (at 7:20), K. Whitaker, T. Singh, D. Watson

BOARD MEMBERS ABSENT: none

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

CALL TO ORDER: J. Hegarty called the meeting to order at 7:06 PM

APPROVAL OF THE MINUTES:

- ✓ *J. Hegarty motioned to approve the August 9, 2021 Board of Directors meeting minutes. Second by D. Watson. Ayes all present; the motion carried.*

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS: None

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- The need to collect contact information from “new” homeowners was discussed. A welcoming committee was proposed to meet with new homeowners to share information about the sub but also collect their contact information. Both K. Whitaker and T. Singh volunteered to canvass the homeowners in search of volunteers for the committee.
- The decision was made to meet with homeowners and Zelmanski, Danner & Fioritto, PLLC (ZDF) via Zoom to discuss the proposed amendments to the Covenants & Restrictions and Bylaws. The date and time of the meeting will be formalized in the near future. It was clarified that the amended Covenants & Restrictions and Bylaws if agreed to by the super majority of homeowners will not be effective until three (3) years from the filing of the documents with the Wayne County Register of Deeds.
 - ✓ *T. Singh motioned to approve the President's Report. Second by D. Watson. Ayes all present; the motion carried.*

VICE PRESIDENT'S REPORT:

- Lot #148 (1200 Crowndale Lane) has one missing and one dead tree. T. Singh drafted a third letter to the homeowner copying the Canton Ordinance Officer. This property is currently for sale.

- Lot # 26 (46091 Windridge Lane) also has two trees missing along the curb. T. Singh drafted a second letter to the homeowner copying the Canton Ordinance Officer.
- Lot #70 (46207 Overhill Lane) has raised a concern that a neighbor's vegetable garden is encroaching on their property. T. Singh and J. Hegarty will investigate and provide suggestions/guidance to the homeowner.
- Garbage cans must be hidden from the street view of ALL homes. Several homes are continually storing their cans within view. T. Singh to draft a Facebook reminder to be sent notifying ALL homeowners of that requirement.
 - ✓ *J. Hegarty motioned to approve the Vice President's Report. Second by D. Watson. Ayes all board members present; the motion carried.*

SECRETARY'S REPORT:

- Nothing to report.

TREASURER'S REPORT:

- Lot # 156 (1424 Crowndale Lane) 2021 Annual Assessment remains unpaid. A lien has been applied and 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 decision was made to not replace the aged subdivision irrigation in its entirety, but to replace parts only on an "as needed" basis. We may look to replace the system controllers. Our sister subs have made this upgrade.
- D. Watson will be procuring quotes for our 2021/2022 snow removal. The incumbent (Seasonal Property Management) will first be asked to quote. They have serviced the sub the last two winters.
- The next PRRMA meeting is tentatively scheduled for September 20th. Sidewalk repairs and timing will be discussed.
- D. Watson to have Terry Lewiston and Oakley to quote the tree trimming and weed spraying of the Beck berm trees. The 2021 Budget contains \$1,500 for berm maintenance.

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- Request for Landscaping improvements for **45972 Windridge, Lot 18**, were APPROVED

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- J. Waldbauer to produce an email blast announcing the following:
 - Homeowners meeting with ZDF to review the amended documents (date needed for the meeting)
 - Canton Fireworks
 - Trash/Yard waste pick days
 - Sidewalk repair timing
 - Garbage can storage (consistent with current Covenants and Restrictions)
 - Welcoming committee request for volunteers
- The Board will pursue a its own Zoom subscription for \$13.50/month

OLD BUSINESS:

- Nothing to report.

NEW BUSINESS:

- Nothing to report.

NEXT MEETING DATE: Monday, October 11, 2021 @ 7:00 PM will be held via a Zoom conference call.

NOTE: A new date was adopted following the adjournment of the meeting. The new date is Monday, October 18, 2021 @ 7:00 PM.

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