

# *Pheasant View Homeowners' Association*

PO Box 871463, Canton, MI 48187

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



Jim Hegarty	- President
Omar Alomary	- Vice President, Grounds & Maintenance Manager
Ralph Gleba	- Secretary
Mark Waldbauer	- Treasurer
Kevin Whitaker	- Roadway Manager

## **REGULAR BOARD MEETING MINUTES Tuesday, December 19, 2017**

**LOCATION:** Canton Township Administration Building, HR Conference Room.

**BOARD MEMBERS PRESENT:** J. Hegarty, R. Gleba, O. Alomary, K. Whitaker, J. Mitchell

**BOARD MEMBERS ABSENT:** M. Waldbauer

**GUESTS ALSO PRESENT:** Laurie Gleba, John Lewis

**CALL TO ORDER:** J. Hegarty called the meeting to order at 7:00 PM.

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

- ✓ *J. Hegarty motioned to approve the October 2017 meeting minutes as amended, second by R. Gleba. Ayes all present; the motion carried.*

**ANNOUNCEMENTS:** None.

### **CITIZEN / HOMEOWNER NON-AGENDA COMMENTS:**

1. The Christmas decorations at the Beck Road entrances look great. LED lights were a good decision, they are bright and durable.
2. The snow removal company did a great job after the latest storm, thank you.

### **OFFICERS' REPORTS**

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

- No report.

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

- No report.

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

- No report

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

- Treasurer provided the normal monthly reports prior to the meeting. Some discussion around the one neighbor who hasn't yet paid their 2017 dues.
- There are some questions on the Terry Lewiston bills and payments that may need to get answered at a future meeting.

### **DIRECTOR and COMMITTEE REPORTS**

#### **ROADWAY MANAGER'S REPORT:**

- Last PRRMA meeting:
    - Discussion on traffic light at Crowndale and Beck. We need a request on our letterhead to make this official; there is no cost to the Homeowner's Association to the evaluation. In the past, the biggest issue was that there wasn't enough traffic across Beck Road to justify a light. Kevin will draft the initial letter.
    - Another PASER study is in progress, we should be receiving a copy at the beginning of 2018.
  - Fairway Pines feels that their costs are excessive and can handle it better themselves.
  - Storm Sewers are covered in the Fairway Pines contract, but not in the Fairways or Pheasant View contract. PRRMA will still cover the sewer issue that was agreed upon earlier.
  - Terry Lewiston's initial billing came in under budget, but there was an "administrative error" and we have since received another invoice to cover the difference.
  - We may need to get quotes for sprinkler & irrigation repairs in 2018 due to the quality of the repairs and the potential conflict of interest having the same party fix the system as the one who broke it.
- ✓ *K. Whitaker motioned to approve payment for \$750 to cover Terry Lewiston's latest invoice, second by R. Gleba. Ayes all present; the motion carried.*

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

- Lot 144, 45400 Southwick Drive - Plan to repair and rebuild deck with the same footprint. The deck will remain with cedar flooring and only the necessary boards will be replaced. Mr. Lewis is in process of obtaining a permit from Canton Township.

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

- None.

### **ACTION ITEM REVIEW:**

#### **OLD BUSINESS:**

- **Mailboxes:**
  - Second phase of the mailbox installation will involve the eight homeowners who initially said "NO". The Board will need to make a decision on what to do, both from a purchasing standpoint and from a mail delivery, for those who still do not want the new upgraded mailbox.
- **Boulevard Trees:** We started with 13 homeowners with boulevard tree violations, we are now down to three homeowners with non-compliant trees:
  - Lot 41: Umeokolo, (two "bush" trees) Responded to 1 of the 4 contacts asking for

- more information
- Lot 73: Gonzalez, (missing center tree) Responded to 1 of the 4 contacts asking for more information
- Lot 81: Rosselli, (missing center tree) "I will be in compliance by the Nov 1, 2017 deadline" (Need to verify if the tree was planted before sending out any communication.)

**NEW BUSINESS:**

- ✓ The officers for 2018 PVHA Board of Directors are as follows:
  - President: Jim Hegarty
  - Vice President: Omar Alomary
  - Treasurer: Mark Waldbauer
  - Secretary: Jamie Mitchell
  - Roadway Manager: Kevin Whitaker
  
- ✓ J. Hegarty motioned to approve the new Officers, second by O. Alomary. Ayes all present; the motion carried.

**NEXT MEETING DATE:** Annual meeting, Monday, January 8, 2018 Canton Township Administration Building, HR Conference Room – 7:00 PM.

**ADJOURNMENT: MOTION:**

- ✓ *R. Gleba motioned to adjourn, second by J. Hegarty. Ayes all present; the motion carried.*

The meeting adjourned at 8:08 PM.

Minutes Respectfully Submitted,  
Ralph Gleba  
Secretary – Pheasant View Homeowners' Association