

# *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 Monday, May 8, 2017 - 7:00 pm**

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

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

**BOARD MEMBERS ABSENT:** None

**GUESTS ALSO PRESENT:** Kathy Jahn and Laurie Gleba

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

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

- ✓ *M. Waldbauer motioned to approve the April 2017 meeting minutes as amended, second by O. Alomary. Ayes all present; the motion carried.*

**ANNOUNCEMENTS:** None.

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

1. On Lot #108, the wind has blown over a pine tree on the front yard, but the trunk of the tree is sticking out of the ground at a sharp angle. The Board will send a letter to the homeowner requesting removal.
2. L. Gleba to acquire the Lot number of the house(s) with grass that exceeds the maximum length and pass it along to the Board.
3. Suggestion to use MailChimp to send a reminder to all our neighbors regarding lawn maintenance. J. Hegarty will draft a note and send to June for distribution.

### **OFFICERS' REPORTS**

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

- Met with Mr. Mincher from Plymouth Nursery regarding the pine tree that needs to be replaced behind Lot #1. This will occur in ~1½ weeks. Jim talked with the homeowner and they have approved the location.
- There is a Recycling meeting on Thursday @6PM, Walnut Room, Summit at the Park. The township has asked that the Associations send delegates and to convey the information to the entire subdivision.
- Dropbox does not need a password, everyone on the Board should have received an official invitation. If not, please let M. Waldbauer know.
- 1340 Crowndale has a Sanitary Sewer issue which is the Township's responsibility. Jim

will connect the homeowner with the proper person at the Town (Bill Serchak).

- ✓ *R. Gleba motioned to approve the President's report, second by M. Waldbauer. Ayes all present; the motion carried.*

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

- Omar had a conversation with the homeowners at Lot #57 regarding their outside shed. The homeowner indicated that he will try to relocate the shed.
  - Lot #22 - Send Letter #2, inclusive of fees, for failure to abide by the Covenants and Restrictions. The Board has previously sent three letters to the homeowner and there has been no response or resolution.
- ✓ *J. Hegarty motioned to approve the Vice President's report, second by M. Waldbauer. Ayes all present; the motion carried.*

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

- None

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

- None

### **DIRECTOR and COMMITTEE REPORTS**

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

- ✓ PRRMA has received bids for the construction project from 3 different vendors. Nagle has responded with the highest bid at \$529K. Al's Asphalt will be presenting at the May 9<sup>th</sup> PRRMA meeting. T&M was not considered due their inability to meet the requested timing. Both Nagle and Al's have quoted very competitive road and curb repair costs, but both are very uncompetitive for sidewalks. PRRMA is pursuing sourcing sidewalk to another contractor or have the chosen road/curb repair company subcontract to a sidewalk vendor chosen by PRRMA.
- ✓ There is a driveway issue at 452 Merion Drive in Fairway Pines PRRMA has paid 80% of the cost to repair.

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

- ✓ None

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

- ✓ The Board is able to use MailChimp for both inbound and outbound emails. Please work with June on any outgoing emails.

### **ACTION ITEM REVIEW:**

#### **OLD BUSINESS:**

- Boulevard trees: R. Gleba to put letter #1, #2 and #3 in Dropbox and work with June Waldbauer to send Letter #1 to the homeowners via the MailChimp application.
- Mailboxes: K. Whitaker to draft letter to homeowners regarding mailbox replacement,

which will be reviewed by B. Amann. Once approved, it will be sent to the actual homeowners on record (not renters) via MailChimp and hand delivered to homeowner.

**NEW BUSINESS:**

- Our Garage Sale will be held on June 8-10, 2017.
- Motion to allocate \$5000 to Terry Lewiston for our annual landscaping work. Her Certificate of Insurance Liability expires July 1st and must be renewed (motion is contingent on this being completed).
  - ✓ *J. Hegarty motioned above, second by R. Gleba. Ayes all present; the motion carried.*
- Motion for a \$50/month fee for homeowners violating Covenants & Restrictions based on the calendar month.
  - ✓ *J. Hegarty motioned above, second by R. Gleba, O. Alomary and M. Waldbauer abstained. Three in favor, two abstentions, and the motion carried.*

**NEXT MEETING DATE:** Regular meeting, Monday, June 12, 2017 Canton Township Administration Complex HR Conference Room – 7:00 PM.

**ADJOURNMENT:** MOTION:

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

The meeting adjourned at 8:15PM.

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