

# *Pheasant View Homeowners' Association*

PO Box 871463, Canton, MI 48187

[WWW.PHEASANTVIEW.ORG](http://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, May 11, 2020**

**LOCATION:** Each member at home, meeting via “Zoom” video conference, open and available to the membership

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

**BOARD MEMBERS ABSENT:** None

**GUESTS ALSO PRESENT:** Mary Nader (Lot #51), June Waldbauer (Communication Coordinator – Lot #113)

**CALL TO ORDER:** J. Hegarty called the meeting to order at 7:04 PM

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

- ✓ *J. Hegarty motioned to approve the April 13, 2020 Board of Directors meeting minutes. Second by D. Watson. Ayes all present; the motion carried.*

**ANNOUNCEMENTS:** None

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

- Nothing to report

### **OFFICERS' REPORTS**

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

- The survey recommended by ZDF has been created and agreed to by the board. The survey will be issued to the homeowners announcing a comprehensive update to our Bylaws, C&R's, and articles of incorporation. The focus of the updates will be to insert stipulations that have current relevance (i.e. airbnb's, drones, satellite dishes, etc.), cover the standardized mailboxes, and enable the board to better address unsightly conditions and poorly maintained landscaping. The survey will be used to ensure the membership is in support of the initiative. If the majority of the responses are favorable, the Board will engage ZDF to begin the modifications. J. Waldbauer will utilize both Facebook and Mail chimp to survey the homeowners. The survey will include the ZDF process steps and a link to our existing C&R's / bylaws located on our website. In addition, J. Waldbauer will post an explanation of the initiative on the news page of our website.
  - ✓ *M. Waldbauer motioned to approve Presidents Report. Second by D. Watson. Ayes all present; the motion carried.*

**VICE PRESIDENT’S REPORT:**

- Very little action has been taken by twenty-two homeowners that received letters identifying their unsightly conditions. It was decided a second more strongly worded letter will be sent to the offenders.
- Subdivision Street Lights – No update due to the Canton Township offices being closed due to COVID-19.
  - ✓ *J. Hegarty motioned to approve Vice Presidents Report. Second by M. Waldbauer. Ayes all present; the motion carried.*

**SECRETARY’S REPORT:**

- No report.

**TREASURER’S REPORT:**

- All but 1 homeowner (Carrington Mortgage Services, Lot #25) has paid their 2020 annual assessment. Carrington has now been charged a late fee and interest.
- The 2020 budget was amended to accommodate the \$500 increase quoted by ZDF. In addition, the landscaping line items were adjusted to better align with the Oakley quote.
  - ✓ *M. Waldbauer motioned to approve the amendment to the 2020 budget. Second by D. Watson. Ayes all board members present; the motion carried.*
- ✓ *J. Hegarty 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 reach out to Jay at Mailboxes by Bob to schedule the annual waxing of the mailboxes.
- Seasonal Property Management (current snow removal company) came to the sub to repair damage created by their snow plowing.
- No contract has yet been established to repair the subs sidewalks. Spalding DeDecker (Engineering firm hired by PRRMA) will be walking the entire sub to evaluate the sidewalks. Several Board members have identified slabs in the sub that are significant trip hazards (raised by more than 2”). The next PRRMA meeting has not yet been scheduled.

**ARCHITECTURAL REVIEW COMMITTEE (ARC):**

- No requests this month.

**SUBDIVISION COMMUNICATION COORDINATOR’S REPORT:**

- Nothing to report

**OLD BUSINESS:**

- Nothing to report

**NEW BUSINESS:**

- Due to COVID-19, the annual sub wide garage sale will be cancelled for 2020.

**NEXT MEETING DATE:** Monday, June 8, 2020 HR Conference Room 7:00 PM (*Tentative pending the extension of the State of Michigan “Stay at home” order*).

**ADJOURNMENT:**

- ✓ *J. Hegarty motioned to adjourn at 8:12 PM. Second by T. Singh. Ayes all present; the motion carried.*

Minutes respectfully submitted,  
Kevin Whitaker - Secretary