

Pheasant View Homeowners' Association

PO Box 871463, Canton, MI 48187

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, September 12, 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: J. Waldbauer, Lot #113

CALL TO ORDER: K. Whitaker called the meeting to order at 7:03 PM

APPROVAL OF THE MINUTES:

- ✓ *M. Waldbauer motioned to approve the amended August 8, 2022, 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:

- K. Whitaker updated the Board on the plans for the **Welcoming Committee**.
- K. Whitaker sent an email to the team to check on availability and hopes to get some traction this Fall and move this initiative forward.
- K. Whitaker shared the concerns that were mentioned on our Facebook page regarding the dog barking issue. K. Whitaker responded on Facebook to the neighbor that raised the concern.
- J. Waldbauer checked into time ordinances on the Canton Township website. She was not able to find any references to time limitations or ordinances.
- D. Watson suggested that we suggest to the concerned neighbors that they reach out to the offending neighbor and discuss their concerns regarding the barking dog issue.
- After some discussion, the Board agreed that K. Whitaker will respond to the neighbor's complaint and send an email that this issue is outside of the Board's authority and suggest they discuss with their neighbor. The homeowner can also reach out to Canton Township for assistance if there is a noise ordinance that can be applied and/or enforced.
- K. Whitaker plans to schedule time and finish the cleanup for Lot #54.

- K. Whitaker suggested the Board needs to take action and trim up trees on our entrances to ensure the tree branches are above the 7' mark.
- ✓ *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 sent a letter to Lot #61 regarding the box that was outside the garage. T. Singh informed the board that the box was gone on August 24, 2022.
- M. Waldbauer shared a survey/list with the Board that had a variety of outstanding landscaping issues and missing curb trees. There are 18 homes that need to be contacted to address their landscaping and/or curb tree issues.
- Five (5) of the homeowners have been previously notified and have yet to comply.
- T. Singh will send out a batch of letters to the offending homeowners.
- ✓ *M. Waldbauer 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)
- ✓ *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 sent the snow removal contract to the Board for review. Seasonal Property Management, LLC raised their rates by 18%. However, with the cost of labor and gas, and the fact that the cost has remained constant since we signed the initial contract, the Board feels that we can support this increase.
- D. Watson discussed the contract with the owner Kyle, and there was no room for negotiation. They are not willing to reduce the contract.
- D. Watson confirmed that the contract is Full Service. They've been very responsive when Don reaches out to them.
- The Board suggested to D. Watson confirm that Seasonal Property Management, LLC also salt the bus stops – in addition to the three (3) entrances.
- D. Watson shared that there was no PRRMA meeting this month. The only folks on the call were representatives of the HOA's. There were no representatives from Canton Township.
- There has been no PRRMA meeting for at least a month and there is nothing on the schedule.
- D. Watson is now coaching high school football, so is requesting some additional leeway to accommodate his schedule. The Board approved D. Watson's request and will work with him

to ensure that his duties and responsibilities are addressed. We agreed to keep the lines of communication open.

- D. Watson requested approval for the \$6,785.00 quote from Seasonal Property Management, LLC. for snow removal for 2022/2023.

✓ *M. Waldbauer makes a motion approve the snow removal quote for 2022/2023 in the amount of \$6,785.00. T. Singh seconds the motion. Ayes all board members present; the motion carried.*

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- No requests for this month

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- J. Waldbauer suggested that we need to start prepping for the election, which will be November 14, 2022. Since we must have ballots mailed out at least 30 days in advance, we will need to have everything mailed out by October 14, 2022. We will need to collect everything by October 7, 2022, to ensure that we have the package ready to go.
- We will request nominees using email distribution and a Facebook post.
- J. Waldbauer is requesting that any communication from the Board be sent to her by September 26, 2022.
- K. Whitaker offered to create a draft letter and update the verbiage and send to J. Waldbauer.

OLD BUSINESS:

- M. Waldbauer filed with the State of Michigan for incorporation for another year. M. Waldbauer confirmed that our Restated and Amended Documents have been received by the State of Michigan and M. Waldbauer has the certificate.
- M. Waldbauer also confirmed that the Restated and Amended Documents have been filed with the Wayne County Register of Deeds.
- All the documents have been uploaded to our Dropbox folder.
- The Amended and Restated Documents will be effective on July 1, 2025.
- M. Waldbauer agreed to add the documents to our PVHA website.

NEW BUSINESS:

- Nothing to report.

NEXT MEETING DATE: Monday, October 10, 2022 @ 7:00 PM via a Zoom conference call.

ADJOURNMENT:

✓ *D. Watson motioned to adjourn at 8:04PM. Second by J. Hegarty. Ayes all present; the motion carried.*

Minutes respectfully submitted,
Jim Hegarty - Secretary