

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, May 9, 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: A. Oliveria, Lot #50, B. & D. Langer, Lot #74, T. Khokhar Lot #120, J. Waldbauer, Lot #113, Jenny (did not provide her address or Lot Number)

CALL TO ORDER: K. Whitaker called the meeting to order at 7:11 PM

APPROVAL OF THE MINUTES:

- ✓ *J. Hegarty motioned to approve the April 11, 2022, Board of Directors meeting minutes. Second by D. Watson. Ayes all present; the motion carried.*

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS: T. Khokhar inquired about the sidewalks that are being repaired. T. Khokhar asked if we could also include driveways as part of the service so that homeowners that are interested in paying for the repairing and replacing of their driveways could use the same contractor as the one replacing the sidewalks. This could allow a savings since the contractors were already here in the subdivision doing the work.

D. Watson explained that the homeowners can approach the contractor and make arrangements and get quotes, but that is outside the scope and responsibility of the HOA and/or PRRMA. We are not able to do anything from a collective bargaining agreement to get lower rates. The agreement would be between the homeowner and the contractor.

In general, the contractors typically do not like to combine the work for the subdivision and work for the homeowners.

A. Oliveria asked about the lights at the entrance of the subdivision. He is concerned about the angle of the lights on the Windridge Lane entrance. Those lights are shining into his driveway and is a blinding light. D. Watson agreed to review the lights and make the necessary adjustments.

A. Oliveria also asked about the requirements for installing a new basketball net. He was concerned the new bylaws would affect his ability to install a new basketball net. J. Hegarty directed A. Oliveria to the PVHA website to get the requirements for the basketball net installation.

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- K. Whitaker provided an update on the **Welcoming Committee**. K. Whitaker plans to get a meeting with the team in the next couple of weeks.
- K. Whitaker feels it will be a great way to educate new homeowners and provide them with links, information, websites, Architectural Review Committee (ARC).
- K. Whitaker reached out to Fairways and Fairway Pines regarding the Annual Garage Sale and asked them if they were having Garage Sales this year. K. Whitaker has not received a response from either subdivision.
- ✓ *M. Waldbauer motioned to approve the President's Report. Second by T. Singh. Ayes all present; the motion carried*

VICE PRESIDENT'S REPORT:

- T. Singh has noticed a lot of the large garbage cans that are not getting put back into the garage as per our C&R's.
- K. Whitaker suggested the Board walk the neighborhood to determine the scope of the issue and then reconvene before we send out letters to homeowners.
- T. Singh mentioned that the Board should keep an eye out for missing curb trees. If you see a lot with missing or dead curb trees, please let him know.
- T. Singh spoke with the Canton Township Supervisor regarding Lot #25.
- ✓ *J. Hegarty motioned to approve the Vice President's Report. Second by D. Watson. Ayes all present; the motion carried.*

SECRETARY'S REPORT:

- J. Hegarty shared feedback from the **Neighborhood Know How** which was held on April 27, 2022, at the Summit Banquet Center. This was hosted by Canton Township and ZDF, the same law firm we used for our Amendment Project.
- One of the key take aways was what the Board can publish in meeting minutes and post to our website and printed materials. They were clear that identifying homeowners by address, lot numbers, or names could pose legal problems for the Board. The recommendation was to have a closed-door meeting of the Board where Assessments, Fees, Fines, Liens, and other private information could be discussed and not publicly shared with the homeowners.
- The Board would have to keep minutes and post the minutes to a secure website that was not available to the public.
- K. Whitaker also mentioned that setting precedent is not a concern. If the previous or current Board does not act on a violation of a C&R, for whatever reason, that does not mean that future violations cannot be enforced.
- M. Waldbauer also added that Board members should be very transparent, especially when it comes to financial statements, records, or transactions.
- ✓ *T. Singh motioned to approve the Vice President's Report. Second by M. Waldbauer. Ayes all present; the motion carried.*

TREASURER'S REPORT:

- M. Waldbauer provided the reports to the Board and K. Whitaker had a couple of cosmetic questions on the reports. M. Waldbauer made updates and sent out the morning of May 9, 2022.

- M. Waldbauer highlighted the Monthly Budget report and focused on **Uncategorized Expenses**. This particular expense (personal gas charges) was a charge to the Board that was done by mistake by J. Waldbauer.
 - M. Waldbauer immediately reimbursed the Board, and the subdivision has been made whole.
 - M. Waldbauer also highlighted the Berm Landscaping check for \$775.00 for Jason's Tree Service for the removal of two (2) trees on the Berm.
 - M. Waldbauer reports that we have three (3) homeowners that have not paid their 2022 Annual Assessments. We have one (1) homeowner that has not paid interest, finance charges and late fees.
- ✓ *D. Watson motioned to approve the Treasurer's Report. Second by J. Hegarty. Ayes all board members present; the motion carried.*

DIRECTOR and COMMITTEE REPORTS

ROADWAY MANAGER'S REPORT:

- The Board had an email dialogue and vote regarding the removal of two (2) trees on the berm.
 - ✓ *D. Watson motioned to approve the quote for \$775.00 from Jason's Tree Service for the removal of two (2) trees on the berm. Second by J. Hegarty. Ayes all board members present; the motion carried.*
- D. Watson received a quote from **Black Diamond**, which we reviewed at last months meeting. The second quote is from **Old Faithful**. They are charging \$480.00 per winterization and \$480.00 for spring cleanup. The third quote is quoting \$20.00/zone and we have 29 zones, which totals \$580.00 for winterization and \$580.00 for spring cleanup.
- The most cost-effective quote is from **Black Diamond Sprinkler** services for \$390.00 to start our sprinkler system. Last year, we paid **Oakley** \$100.00 to start our sprinkler system.
- D. Watson reached out to **Oakley** and even offered to pay more, but due to the labor shortages, **Oakley** declined the work.
- D. Watson said that we have \$1,100.00 budgeted for sprinkler maintenance.
 - ✓ *D. Watson motioned to approve the quote for \$350.00 from Black Diamond to turn on our sprinkler systems. Second by J. Hegarty. Ayes all board members present; the motion carried.*

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- A request to replace existing windows with Wallside Almond Vinyl windows for **46802 Southwick Drive, Lot #132, has been APPROVED** by the PVHA Architectural Review Committee.
- A request to install a stamped concrete patio and walkway for **2130 Stonebridge Way, Lot 46, has been APPROVED** by the PVHA Architectural Review Committee.
- A second request to expand and extend the driveway for **45401 Southwick Drive, Lot 143, has been DENIED** by the PVHA Architectural Review Committee.

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- J. Waldbauer finalized the Amendment Project votes. This was the first time we tried electronic votes by using our PVHA website.
- Of the 162 votes cast, 151 were cast via the website. This provided us a more accurate list of phone numbers, names, email addresses, etc.

OLD BUSINESS:

- M. Stapleton attended the April meeting and expressed his concern about the congregating of the golf leagues at the 27th hole.
- K. Whitaker reached out to Paul Simpson, Pheasant Run Golf Course Manager, and he responded that the carts have instructions to encourage golfers to not congregate at the 27th hole.
- If the situation does not improve, K. Whitaker will reach out to Paul again.

NEW BUSINESS:

- Nothing to report.

NEXT MEETING DATE: Monday, June 13, 2022 @ 7:00 PM via a Zoom conference call.

ADJOURNMENT:

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

Minutes respectfully submitted,
Jim Hegarty - Secretary