

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, March 14, 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: J. Hegarty, M. Waldbauer, K. Whitaker, D. Watson, T. Singh

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:

- ✓ *K. Whitaker motioned to approve the February 14, 2022, Board of Directors meeting minutes. Second by M. Waldbauer. Ayes all present; the motion carried.*

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS: None

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- K. Whitaker sent out a meeting notice to the **Welcoming Committee**, but K. Whitaker had to reschedule due to a conflict. The goal of the meeting will be to determine who will be on the committee and how far back should we go in welcoming new homeowners.
- ✓ *J. Hegarty motioned to approve the President's Report. Second by D. Watson. Ayes all present; the motion carried*

VICE PRESIDENT'S REPORT:

- T. Singh reached out to Anne Marie Graham-Houdak, Canton Township Supervisor to follow-up with Ms. Graham-Houdak for any status updates on 1844 Crowndale Lane. No updates from last month, but Anne Marie Graham-Houdak will keep T. Singh informed of any changes.
- The homeowner is not responding to inquiries from the PVHA Board or Canton Township. However, the homeowner is up to date on the property taxes.
- The homeowner has not paid the 2022 annual assessment yet.
- Canton Township has agreed to alert the PVHA Board when/if the homeowner responds.
 - ✓ *K. Whitaker motioned to approve the Vice President's Report. Second by D. Watson. Ayes all board members present; the motion carried.*

SECRETARY'S REPORT:

- J. Hegarty received a confirmation from our attorney, Tracy Danner-Bond that clarified the following:
 - The **Articles of Incorporation** need the approval of the majority of the homeowners. Which means we need 82 homeowners to approve the Articles of Incorporation
 - The **Declaration of the Covenants and Restrictions** must be approved by 80% of the homeowners. Which means we need 130 homeowners to approve the updated C&R's.
 - However, we currently have 11 homeowners that are not eligible to vote due to delinquent assessments. Therefore, we need 121 homeowners to approve the updated C&R's.
- J. Hegarty will take the lot numbers and the map and break it up into 3-4 sections so we can begin the door-to-door canvassing of homeowners that have not voted yet.
- J. Waldbauer suggested using an iPad to gather the votes when we go door-to-door. That way, we will get accurate information, name, phone, email, etc., from the homeowners.
- Based on the current vote tally and assuming all homeowners are paid in full, we need 14 more votes for the **Articles of Incorporation** and 63 more votes for the **Declaration of the Covenants and Restrictions**.
- J. Hegarty will populate the forms with the Addresses and Lot Numbers to make it easy when we go door-to-door.
 - ✓ *K. Whitaker motioned to approve the President's Report. Second by T. Singh. Ayes all present; the motion carried.*

TREASURER'S REPORT:

- M. Waldbauer shared that we have a positive balance of \$73,000 and are still collecting annual assessments.
- J. Hegarty asked M. Waldbauer about the check for Lot #138. M. Waldbauer clarified that Bank of America refused the deposit and returned the check due to perceived tampering. We shredded the check, and a second check was tendered for deposit.
- Lot #76 only paid \$500 for their Annual Assessment, so M. Waldbauer reached out to the homeowner to request the additional \$50. The homeowner sent a second check for \$50.
- D. Watson asked about the budget for landscaping
- M. Waldbauer shared the berm landscaping budget is \$1,000
- The rest of the landscaping budget is approximately \$12,500 (grass cutting, landscaping, etc.)
- K. Whitaker asked how the collection of the Annual Assessment is compared to 2020. M. Waldbauer shared that we were slightly behind. There are 11 homeowners that have not paid their 2021 Annual Assessments yet.
- M. Waldbauer reviewed the status of Lot #156 and discussed the next steps with ADAC. The Board will move forward with foreclosure proceedings.
- Lot #69 recently closed and in the process of selling the home, the title agency sent a letter asking if the assessments were paid in full. M. Waldbauer informed the title company that the current homeowners have not paid the 2022 Annual Assessment. The next day, PVHA received a PayPal payment from the homeowner. Additionally, the title company paid \$550 for the Annual Assessment. We received double payments for Lot #69. M. Waldbauer will reimburse the homeowner for paying twice.
- PayPal continues to be a challenge. We will continue to accept PayPal payments for 2022, but we will likely not incorporate PayPal for the 2023 assessment collection.
 - ✓ *K. Whitaker 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 begin requesting landscaping quotes for this spring/summer. D. Watson will include weed whacking on the berm as part of the landscaping services contract.
- Jay from Mailboxes by Bob has raised the price of the mailbox waxing from \$20/post to \$30/post. D. Watson will reach out to discuss the increase in price.
- D. Watson noticed we had a large pine tree that fell on the berm. D. Watson contact Andrew Tree Service, but they are in the midst of an organization change and requested a couple of weeks to finalize his new business structure and provide us a quote to take out the tree.
- D. Watson said the stop sign at the corner of Southwick and Summit Parkway appears to have been hit by a car. It's leaning but remains solid. The Board decided to contact PRRMA to add this sign to the PRRMA repair list and let them know it was damaged.
- Oakley updated their quote and added \$300 to include trimming the pine trees on the berm 13 times this year. We paid \$11,500 to Oakley Lawn Service for landscaping in 2021 – excluding berm landscaping.
- Oakley will not be able to provide sprinkler work/support for 2022 due to employee labor shortages. D. Watson will reach out to Black Diamond sprinkler system to get a quote for irrigation support.
- D. Watson will discuss the 2022 charges with AI from Oakley and see if there is any way to reduce the landscaping prices and/or reduce some of the services.
- D. Watson met with PRRMA on March 8, 2022, to discuss the sidewalk repairs. Our subdivision will be first on the list to get sidewalks repaired. PRRMA is planning to incorporate concrete leveling this year on a trial basis.
- PRRMA will only address sidewalks that are trip hazards. Standing water/ponding will not be addressed during this round of repairs.

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- No new requests to report

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- There have been no votes cast since March 2, 2022.
- The next step is to begin the door-to-door campaign to obtain the necessary votes.

OLD BUSINESS:

- Nothing to report.

NEW BUSINESS:

- Nothing to report.

NEXT MEETING DATE: Monday, April 11, 2022 @ 7:00 PM via a Zoom conference call.

ADJOURNMENT:

✓ *K. Whitaker motioned to adjourn at 8:28 PM. Second by M. Waldbauer. Ayes all present; the motion carried.*

Minutes respectfully submitted,
Jim Hegarty - Secretary