

# Pheasant View Homeowners' Association

PO Box 871463, Canton, MI 48187

[WWW.PHEASANTVIEW.ORG](http://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 11, 2023

**LOCATION:** Canton Township Administration Building, Meeting Room B. The Board meeting is also open and available to the membership via “Zoom” video conference. Zoom link is posted on the PVHA Facebook Page.

**BOARD MEMBERS PRESENT:** J. Hegarty, K. Whitaker

**BOARD MEMBERS VIRTUALLY PRESENT:** T. Singh, M. Waldbauer, D. Watson

**BOARD MEMBERS ABSENT:** None

**GUESTS ALSO PRESENT:** Kate Borninski, Lot #16

**CALL TO ORDER:** K. Whitaker called the meeting to order at 7:01 PM

### APPROVAL OF THE MINUTES:

- ✓ *J. Hegarty motioned to approve the August 14, 2023, Board of Directors meeting minutes. Second by T. Singh. Ayes all present; the motion carried.*

**ANNOUNCEMENTS:** None

**CITIZEN / HOMEOWNER NON-AGENDA COMMENTS:** None

### OFFICERS' REPORTS

#### PRESIDENT'S REPORT:

- K. Whitaker shared that the homeowner from Lot #44 reached out to the Board to inform us that the lights on Summit parkway were not operational. D. Watson contacted PRRMA to let them know the light needs to be replaced but was told that it is not an issue with the light, but an electrical circuit problem that will take some time to resolve.
- K. Whitaker commented that the shed at Lot #18 is still there. T. Singh sent a letter to the homeowner on July 25, 2023, to let him know that the shed needs to be removed.
- K. Whitaker has a meeting with Kate Borninski on September 15, 2023, to discuss the open Board position.
- K. Whitaker mentioned that the **Welcoming Committee** is struggling. In many instances, homeowners are not at home, or they are not answering their doorbell. M. Waldbauer suggested that K. Whitaker create a second letter requesting the new homeowner to please contact the Welcoming Committee to schedule a time to receive their packet / gift.
- K. Whitaker contacted POCO, the company that manages construction barrels, and requested that they remove the barrel that is on Beck Road near the Windridge entrance.

- K. Whitaker reached out to Jay at Mailboxes by Bob (Big Bore Sign, LLC) and let him know that we are holding off on making the repairs to the mailbox post across from Lot #1 until the work is complete at Lot #1.
- K. Whitaker received a contract from the John Rickel Law Firm that would allow the Board to engage with John Rickel directly and avoid using ADAC. K. Whitaker requested the Board to review the letter and provide feedback.

✓ *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 address the issue with the shed at Lot #18 on July 31, 2023, and a follow-up letter on August 27, 2023. The homeowner responded to the Board and was questioning why they received the letter since the shed has been there for over 10 years – eight from the previous owner and two from the current owner. M. Waldbauer responded and provided some background in a summary of the situation. The homeowner replied that the shed will be removed by the end of the week. (September 8, 2023)
- T. Singh spoke with the owner from Lot #1 regarding his landscaping improvements. The homeowners are requesting the approval to install four (4) pillars near the brick paver sidewalk, with two (2) pillars adjacent to the sidewalk. There was a significant amount of discussion regarding the landscaping improvements. J. Hegarty recommended that the homeowner(s) reach out to the ARC to discuss their concerns.
- K. Whitaker asked if there is an escalation process if the ARC denies the request from the homeowner. J. Hegarty will investigate the PRRMA Right of Way and the process for escalating ARC decisions.

✓ *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 continues to review the materials transferred from Jamie Mitchell, the former Secretary of the PVHA Board.
- J. Hegarty thanked the Board for the feedback and comments from the August minutes.

✓ *T. Singh motioned to approve the Vice President's Report. Second by D. Watson. Ayes all present; the motion carried.*

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

- M. Waldbauer responded to two (2) questions from the Board via email.
  - ✓ K. Whitaker asked a question about Big Bore Sign, LLC which was answered by M. Waldbauer
  - ✓ J. Hegarty asked a question about the recent payment from the John Rickel Law Firm which was answered by M. Waldbauer.
- The outstanding balance of \$1,833.07 has been paid off for Lot #41. This includes annual assessments, late fees, and finance charges.

- ✓ *J. Hegarty motioned to approve the Vice President's Report. Second by M. Waldbauer. Ayes all present; the motion carried.*

## **DIRECTOR and COMMITTEE REPORTS**

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

- D. Watson will begin to work on the snow removal contract this month. D. Watson will reach out to the contractor we used last year to obtain a quote.
- D. Watson inquired about the sprinkler invoice and K. Whitaker and M. Waldbauer confirmed that Black Diamond had been paid on August 21, 2023.
- D. Watson recommended that we not use Black Diamond in 2024.
- D. Watson does not have a date for the next PRRMA meeting.

- ✓ *T. Singh motioned to approve the Vice President's Report. Second by J. Hegarty. Ayes all present; the motion carried.*

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

- J. Hegarty asked the Board if they are aware of any restrictions for the installation of brick pavers in the area between the sidewalk and the street. This is a PRRMA easement, but the ARC is inquiring if there is any verbiage in the Covenants & Restrictions (C&R's) that would prohibit brick paver installation. The Board is unaware of any restrictions.
- J. Hegarty will review the C&Rs to determine options for the ARC.
- A second/updated request to install a new step, pillars, a walkway to the driveway and boulders surrounding the curb trees for **1648 Crowndale Lane, Lot # 1**, has been submitted to the PVHA Architectural Review Committee and is still under review.
- The ARC received a request for the installation of solar panels for 2161 Stonebridge Way, Lot #56. The ARC has recommended this issue be discussed and reviewed at the Board level before the ARC responds to the request from the homeowner.

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

- M. Waldbauer continues to update the PVHA website.

### **OLD BUSINESS:**

- K. Whitaker will be meeting with Kate Borninski to discuss a position on the Board.

### **NEW BUSINESS:**

- A solar panel installation request from Lot #56 was received.
- K. Whitaker will schedule a meeting with the Board to discuss this request.

**NEXT MEETING DATE:** Monday, October 18, 2023 @ 7:00 PM from the Canton Township Administration building, Meeting Room B and via a Zoom conference call.

### **ADJOURNMENT:**

- ✓ *T. Singh motioned to adjourn at 8:02 PM. Second by J. Hegarty. Ayes all present; the motion carried.*

Minutes Respectfully Submitted,  
Jim Hegarty  
Secretary – Pheasant View Homeowners' Association