

Pheasant View Homeowners' Association

PO Box 871463, Canton, MI 48187

WWW.PHEASANTVIEW.ORG



Jim Hegarty - President
TejKiran Singh (Sunny) - Vice President, Grounds & Maintenance Manager
Kate Borninski - Secretary
Mark Waldbauer - Treasurer
Kevin Whitaker - Roadway Manager

REGULAR BOARD MEETING MINUTES Monday, February 12, 2024

LOCATION: Canton Township Administration Building, Meeting Room E. 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: M. Waldbauer, K. Whitaker, K. Borninski

BOARD MEMBERS VIRTUALLY PRESENT: T. Singh, J. Hegarty

BOARD MEMBERS ABSENT: None

GUESTS ALSO PRESENT: P. Kapas (Lot #49), M. Balakrishnan (Lot #144)

CALL TO ORDER: J. Hegarty called the meeting to order at 7:01 PM

APPROVAL OF AGENDA:

- ✓ *M. Waldbauer motioned to approve the agenda. Second by K. Whitaker. Ayes all present; the motion carried.*

APPROVAL OF THE MINUTES:

- ✓ *M. Waldbauer motioned to approve the January 8, 2024, Board of Directors meeting minutes. Second by T. Singh. Ayes all present; the motion carried.*

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS:

P. Kapas (Lot #49) is interested in being informed and volunteering.

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- J. Hegarty brought up the township ordinance on solar energy and K. Whitaker suggested the Board of Directors meet to discuss an energy policy. P. Kapas suggested that wind turbines be added to that discussion.
- Summit Parkway lighting is still dark, the next PRRMA meeting is tomorrow (Feb. 13, 2024). There does not seem to be an easy solution to this issue and PRRMA has already paid approximately \$10,000 to find the problem.
- Lot #1 mailbox repair is complete, there was a \$100 bill from Jay for this work which was paid.
- December 2024 Meeting of PVHA Board of Directors—there is still no meeting room available

at the Township Administration Building. A Zoom only meeting is a possibility.

- PVHA Annual Meeting in November: The date changed to the third Monday in November due to scheduling conflicts. J. Hegarty suggested that the board consider a different venue based on the budget and homeowner interest and proposed having food or appetizers available.
- ✓ *M. Waldbauer motioned to approve the President's Report. Second by T. Singh. Ayes all present; the motion carried.*

VICE PRESIDENT'S REPORT:

- Communication to Lot #100 did not go out due to nothing in the driveway when T. Singh went by that house.
- T. Singh and K. Whitaker with follow up on mail delivery and tree branches in the spring.
- T. Singh will follow up with Storage Unit (U-Haul container) at Lot #22 and boxes in driveway at Lot #13.
- P. Kapas asked about vehicles being parked on streets and not being moved for many days.
- ✓ *J. Hegarty motioned to approve the Vice President's Report. Second by M. Waldbauer. Ayes all present; the motion carried.*

SECRETARY'S REPORT:

- Not much to report, minutes were completed.
- K. Borninski will take over posting meeting notices in the PVHA Facebook group.
- ✓ *T. Singh motioned to approve the Secretary's Report. Second by K. Whitaker. Ayes all present; the motion carried.*

TREASURER'S REPORT:

- J. Hegarty wondered if this year the pace of collection of dues is ahead, behind or the same as in years past. M. Waldbauer stated that collection is ahead of before mostly due to Zelle.
- M. Waldbauer stated there are quite a few payments by Zelle this year and is much easier to manage.
- M. Waldbauer had some issues with the ATM recognizing checks for deposit.
- M. Waldbauer, after 8 hours spent discussing with Conrad Insurance, was able to terminate the previous policy and start a new one that includes the mailboxes in the coverage.
- M. Waldbauer filed Form 1128 with the IRS which was part of the requirements for the audit which was recently completed.
- Annual assessments were printed, collated, and sent out.
- A small property tax bill for the Newton Drain from Wayne County was paid.
- Hirzel Law was paid.
- PRRMA payment was also made.
- ✓ *K Whitaker motioned to approve the Treasurer's Report. Second by K. Borninski. Ayes all present; the motion carried.*

DIRECTOR and COMMITTEE REPORTS

ROADWAY MANAGER'S REPORT:

- K. Whitaker attended January 2024 PRRMA meeting. The next PRRMA meeting is tomorrow (February 12, 2024).
- K. Whitaker reports that PRMMA may now be taking up the costs of maintenance of the sidewalks along Canton Center Road and Cherry Hill Road. K. Whitaker will update on this.
- K. Whitaker will bring up the maintenance of street signs in PVHA.
- Oakley Lawn Service quote was lower than budgeted amount by approximately \$1600 but

only includes 2 fertilization treatments. K. Whitaker will get a requote for 4 fertilizations. There is a prepayment discount of 3% if paid before April 1.

- K. Whitaker received a quote from Allen Zidzik for irrigation services. It was slightly less than budgeted (-\$340) but does not include maintenance or repair. Several Board Members noted being pleased with service from A. Zidzik at their own houses. P. Kapas noted that A. Zidzik has done good work at his house. A. Zidzik also quoted backflow pressure testing. The berm controllers are aged and probably need to be replaced soon; A. Zidzik would charge \$600 to replace these.
 - The hanging street sign at the north end Stonebridge Way Ct. was repaired.
 - A. Zidzik also looked at the status of the irrigation equipment at Cul de Sac #3 (near K. Whitaker), which had been vandalized. M. Waldbauer is evaluating the unit to see if he can repair it.
 - K. Whitaker asked Seasonal Property Management, LLC. to plow closer to the mailboxes and followed up on the sod that had been torn up.
 - M. Waldbauer forwarded a form previously used for sidewalk evaluations to be submitted to PRRMA; K. Whitaker will use this as a starting point. Please let K. Whitaker know about sidewalk issues, especially low areas.
 - Canton Public Safety Department confirmed that they can enforce traffic laws in PVHA.
- ✓ *M. Waldbauer motioned to approve hiring A. Zidzik (ALCT Engineering) for irrigation services in the amount of \$1160. Second by K. Whitaker. Ayes all present; the motion carried.*
- ✓ *M. Waldbauer motioned to approve the Roadway Manager's Report. Second by J. Hegarty. Ayes all present; the motion carried.*

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- J. Hegarty received an email inquiry about the policy on moving pods.
- The ARC approved the request to remove the existing swimming pool and replace it with a 54'x20' new patio as outlined in the attachments for 1424 Crowndale Lane, Lot #156. Since the sketch did not include dimensions as it relates to the easements and property lines, the homeowner is requested to please confirm with the contractor that they will adhere to all property lines and easements prior to construction.

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- Zoom renewal means the current meeting schedule and link will conclude after the March 2024 meeting. J. Waldbauer already sent out the new link and information for the virtual meeting option starting with the April 2024 meeting.

OLD BUSINESS:

- Budget for 2024 was approved last month.

NEW BUSINESS:

- K. Whitaker was able to negotiate a small discount with A. Zidzik for prepayment of the irrigation services.
- ✓ *K. Whitaker motioned to award to and approve prepayment of \$1102 to A. Zidzik (ALCT Engineering) for irrigation services with the provision that proof of a valid certificate of insurance is provided. Second by K. Borninski. Ayes all by email; the motion carried.*

NEXT MEETING DATE: Monday, March 11, 2024 @ 7:00 PM at the Canton Township Administration

building, Meeting Room E (Lower Level) and via a Zoom conference call.

ADJOURNMENT:

✓ J. Hegarty motioned to adjourn at 8:11 PM. Second by M. Waldbauer. Ayes all present; the motion carried.

Minutes Respectfully Submitted,
Kate Borninski
Secretary – Pheasant View Homeowners' Association