

Pheasant View Homeowners' Association

PO Box 871463, Canton, MI 48187

WWW.PHEASANTVIEW.ORG



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

REGULAR BOARD MEETING MINUTES Monday, August 5, 2019

LOCATION: Canton Township Administration Building, HR Conference Room.

BOARD MEMBERS PRESENT: J. Hegarty, M. Waldbauer, K. Whitaker, T. Singh

BOARD MEMBERS ABSENT: J. Mitchell

GUESTS ALSO PRESENT: None

CALL TO ORDER: J. Hegarty called the meeting to order at 7:04PM

APPROVAL OF THE MINUTES:

- ✓ *J. Hegarty motioned to approve the July 8, 2019 Board of Directors meeting minutes. Second by M. Waldbauer. Ayes all remaining present; the motion carried.*

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS: None

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- J. Hegarty will reach out to Zelmanski, Danner & Fioritto, PLC (ZDF) to obtain legal advice in terms of how we should proceed with updating our Governing documents – specifically our Covenants & Restrictions (C&R's) to address unsightly and poorly maintained landscaping and incorporating guidelines and policies for the new mailboxes the Board installed last year.
- J. Hegarty also reached out to Bryan Amann for his input and legal advice on the updates to our Governing documents – specifically our C&R's.
 - ✓ *M. Waldbauer motioned to approve Presidents Report. Second by T. Singh. Ayes all present; the motion carried.*

VICE PRESIDENT'S REPORT:

- T. Singh provided an update to the first round of unsightly landscaping letters:
 - ✓ 1465 Crowndale, Lot 123 plans to replace their tree
 - ✓ 2089 Stonebridge Way, Lot 62 – Tree has been replaced
 - ✓ 45948 Windridge, Lot 17, homeowners have contracted out for the replacement of the tree
 - ✓ 1971 Crowndale, Lot 81, The Board has received no response. T. Singh will send Letter #2.

- ✓ If as of July 15, 2019, the homeowners for Lot 81 have not addressed the situation or responded a second letter will be sent.
- There were two additional homes that were identified with dead trees and letters will be sent to:
 - ✓ 1465 Crowndale Lane, Lot 123 for dead tree(s)
 - ✓ 46091 Windridge Lane, Lot 26 for dead tree(s)
- Letters will also be sent to:
 - 45697 Southwick Drive, Lot 141
 - Inflatable pool which exceeds 12" in height. C&R Article VII; Section 8
 - 1698 Stonebridge Way, Lot 8
 - Television antenna attached to garage roof. C&R Article VII; Section 12
- J. Hegarty reminded the board to walk the subdivision and make note of addresses/lot numbers of those homes which need some attention to their landscaping. Each board member will then report back with a list within the next week so that action can be taken.
- T. Singh has standing water in the common area behind his home and it needs to be addressed. K. Whitaker and J. Hegarty will walk the yard and begin to make an assessment on the situation when it is wet and dry. This issue is affecting lots 58 – 56.
 - ✓ *J. Hegarty motioned to approve Vice Presidents Report. Second by M. Waldbauer. Ayes all present; motion carried.*

SECRETARY'S REPORT:

- J. Mitchell submitted the Meeting Minutes from July 8, 2019.

TREASURER'S REPORT:

- The board received and reviewed the Treasurer's financial report which was sent via email by M. Waldbauer on August 2nd.
- M. Waldbauer distributed a revised Monthly YTD Budget Summary and reviewed the with the Board.
- M. Waldbauer raised the concern about the DTE electric bill for the Crowndale Entrance. It is approximately double the total for the Windridge entrance. The lights on the Crowndale entrance are on 24/7 due to a bad photocell. M. Waldbauer offered to purchase a new photocell for approximately \$15, and install it at the Crowndale entry. The Board approved the purchase.
 - ✓ *J. Hegarty motioned to approve the Treasurer's financial report. Second by K. Whitaker. Ayes all board members present; the motion carried.*

DIRECTOR and COMMITTEE REPORTS

ROADWAY MANAGER'S REPORT:

- K. Whitaker will attend the next PRRMA meeting on August 20th.
- At the last PRRMA meeting, the PRRMA Board expressed concern that the sidewalk repairs have not been started and the roadwork has not started in our sister subs.
- The Board received several emails from residents requesting their sidewalks be included in the sidewalk replacement and mud jacking projects. K. Whitaker has forwarded those on to PRRMA to include in their sidewalk replacement schedule.
- K. Whitaker will ask Oakley to trim the trees.
- M. Waldbauer asked K. Whitaker to have PRRMA evaluate the sign post at Stonebridge and Stonebridge Way Court. The sign blade is hanging by one bolt knocked loose by tree limbs.
- K. Whitaker will begin to solicit bids for snow removal.

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- Lot 90, 2029 Stonebridge Way, landscaping improvements has been APPROVED

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- Thanks to June Waldbauer for updating our PVHA Website and our Facebook page.

ACTION ITEM REVIEW:

OLD BUSINESS: None

NEW BUSINESS: Elections are coming up in November and we will have three (3) Board members that are coming to the end of their terms. J. Hegarty suggested that we begin the process of publicizing the need for new Board members. J. Hegarty will send a write-up to June to add to our PVHA Website and Facebook page.

NEXT MEETING DATE: Monday, September 9, 2019 Canton Township Administration Building, HR Conference Room – 7:00 PM.

ADJOURNMENT: MOTION:

- ✓ *J. Hegarty motioned to adjourn at 8:15PM. Second by M. Waldbauer. Ayes all present; the motion carried.*