

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, September 9, 2019

LOCATION: Canton Township Administration Building, HR Conference Room.

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

BOARD MEMBERS ABSENT: K. Whitaker

GUESTS ALSO PRESENT: None

CALL TO ORDER: J. Hegarty called the meeting to order at 7:14PM

APPROVAL OF THE MINUTES:

- ✓ *J. Hegarty motioned to approve the August 5, 2019 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:

- J. Hegarty reached 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. The cost to obtain this service would be \$7500.
- 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. Has not been able to get in contact with Mr. Amann as of yet.
- 46140 Windridge Lane – Lot 53 has reported a storm drain issue, Jim will respond accordingly when he is able to connect with the homeowner.
 - ✓ *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 still has not replaced their tree, a second letter will be sent to the homeowners reminding them that this needs to be addressed.

- ✓ 1971 Crowndale, Lot 81, trees have been replaced, board will review for final approval.
- ✓ Lot 26 and Lot 148 will both be sent letters regarding the unsightly conditions of their landscaping.
- A Letter will also be sent to Lot 9, 1698 Stonebridge Way, regarding their television antenna attached to garage roof. According to C&R Article VII; Section 12 this is a violation,
- *J. Hegarty motioned to approve Vice Presidents Report. Second by M. Waldbauer. Ayes all present; motion carried.*

SECRETARY'S REPORT:

- No report.

TREASURER'S REPORT:

- August 6, 2019: Filed on-line with the State of Michigan Department of Licensing and Regulatory Affairs on to maintain our corporation status for the upcoming assessment collection season.
- August 6, 2019: Purchased 1 – TRK Stem mount photocell controller for installation at the Crowndale entry @ \$14.29
- August 24, 2019: Attempted to complete and file the YTD annual audit for workers' compensation coverage with the Accident Fund Insurance company. Found I was missing necessary paperwork and contacted Kevin to solicit his help.
- August 26, 2019: Paid PRRMA for the FY 2019 3rd Quarter assessment. Hand delivered the check to Paula Kosbe, Canton Leisure Services Information counter on Monday @ \$13,362.16
- September 9, 2019: Completed and filed the YTD annual audit for workers' compensation coverage with Accident Fund Insurance company, electronically. Now waiting to learn of the amount of our rebated for the past insurance year.
- September 9, 2019: Wrote a check and placed it in the mail to Oakley Lawn Service, INC., for the trimming of tress in both entries.
 - ✓ *J. Hegarty motioned to approve the Treasurer's financial report. Second by T. Singh. Ayes all board members present; the motion carried.*

DIRECTOR and COMMITTEE REPORTS

ROADWAY MANAGER'S REPORT:

- K. Whitaker was not in attendance so we had no report from the August PRRMA meeting, M. Waldbauer will attend in K. Whitakers place on Tuesday, September 10th.
 - ✓ No Update - 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.
- K. Whitaker was not in attendance so we had no report regarding bids for snow removal.
- M. Waldbauer cycled irrigation system to find three (3) non-functioning 4" popup mist heads. Pulled nozzle and screen, flushed zone, reassembled and reset nozzle.
- M. Waldbauer reset irrigation timers to water flowers. Zone 4 at both entries.
- M. Waldbauer set irrigation timers to water all entry and berm areas, J. Hegarty asked him to cut back the watering of the berms to twice a week at this point during the year.
- M. Waldbauer engaged watering cycles for cul-de-sac's #1 and #2.
- J. Hegarty will ask K. Whitaker what he asked Oakley to trim in comparison to what we had already contracted with them as we received an additional bill.

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- No requests as of 9-1-19

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- No Report.

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.

- J. Hegarty, M. Waldbauer, J. Mitchell are at the end of their terms.

NEXT MEETING DATE: Monday, October 14, 2019 Canton Township Administration Building, HR Conference Room – 7:00 PM.

ADJOURNMENT: MOTION:

- ✓ *J. Hegarty motioned to adjourn at 8:22PM. Second by M. Waldbauer. Ayes all present; the motion carried.*