

# *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, December 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:** K. Whitaker, D. Watson, T. Singh, J. Hegarty, M. Waldbauer

**BOARD MEMBERS ABSENT:** None

**GUESTS ALSO PRESENT:** Scott Snow, MDU Account Exec-Residential, WOW Cable company

**CALL TO ORDER:** K. Whitaker called the meeting to order at 7:05 PM

### **APPROVAL OF THE MINUTES:**

- ✓ *D. Watson motioned to approve the October 10, 2022, Board of Directors meeting minutes. Second by T. Singh. Ayes all present; the motion carried.*

**ANNOUNCEMENTS:** None

**CITIZEN / HOMEOWNER NON-AGENDA COMMENTS:** Scott Snow is responsible for access agreements which are required any time a provider wants to conduct business on Private property. WOW must have an access agreement in place to access private property. WOW is conducting an audit of their previous agreements, which are likely companies that are no longer in business, i.e., Ameritech. After much discussion with the Board, we suggested that Scott contact Canton Township since PVHA does not manage the roads, nor does it control the utilities, access to the utilities or the easements. Since PVHA is a Planned Development District (PDD), the HOA does not control the access to the utility easements. M. Waldbauer was able to explain the PDD and how the association was set up with Canton Township. Any utility as access to the public easements. There was no need for further discussion with Scott Snow.

### **OFFICERS' REPORTS**

#### **PRESIDENT'S REPORT:**

- K. Whitaker plans to schedule a meeting with the **Welcoming Committee** team after the first of the year.
- K. Whitaker thanked D. Watson for getting the GFI repaired. Now we have several gaps with our Christmas LED's. K. Whitaker will go through each string to determine which ones are functional and continue to have LED issues.
- K. Whitaker purchased two strings but have not deployed either one. K. Whitaker plans to deploy/fix one string and return one string.

- K. Whitaker provided a summary of how our HOA Credit Card was compromised at Lowe's. M. Waldbauer requested a new HOA credit card and cancelled the old one. We are not liable for the \$300.00 in charges that were charged to our card.
  - K. Whitaker requested an update on the John Rickle Law Firm check and M. Waldbauer confirmed that we received a check for \$200.00 as part of the settlement for 1424 Crowndale, Lot 156.
- ✓ *D. Watson motioned to approve the President's Report. Second by T. Singh. Ayes all present; the motion carried*

#### **VICE PRESIDENT'S REPORT:**

- T. Singh attempted to connect with D. Heinze to assist with the door-to-door curb tree campaign. J. Hegarty suggested that T. Singh reach out to D. Heinze via a text message versus calling and leaving voice mail messages.
  - T. Singh plans to reach out to D. Heinze immediately with the overall goal of contacting homeowners in April 2023.
- ✓ *D. Watson motioned to approve the Vice President's Report. Second by J. Hegarty. Ayes all present; the motion carried.*

#### **SECRETARY'S REPORT:**

- J. Hegarty sent the October meeting minutes on October 25, 2022, and did not receive any feedback.
  - J. Hegarty sent out the November meeting minutes on December 10, 2022, and received feedback from K. Whitaker and M. Waldbauer.
- ✓ *T. Singh motioned to approve the Vice President's Report. Second by D. Watson. Ayes all present; the motion carried.*

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

- K. Whitaker suggested that our financial reports be presented as Accrual basis or Cash basis. K. Whitaker suggested that the reports should be consistent. K. Whitaker does not have a preference.
- The Cash basis does not present an entry until an item is received or paid.
- The Accrual basis displays accounts payable (unpaid expenses) and accounts receivable (anticipated income) including current cashflow.
- M. Waldbauer confirmed that he provides all reports on a Cash basis, since that is what most homeowners understand. There is one report that is done on an Accrual basis and that is the Balance Sheet. The advantage to that is the report shows the Board what is owed to us and what is outstanding.
- K. Whitaker suggested that we use the Cash reports for the Annual Meeting, which makes it simpler for the homeowners to understand.
- There is no exclusivity with the Rickel Law Firm and the Board will investigate other foreclosure options/firms, including but not limited to ZDF.
- J. Hegarty suggested that we should take Gary Eggesfield up on his offer to assist with any Treasury duties or responsibilities.
- M. Waldbauer reports that we will be approximately \$9,000.00 in carry over to 2023.
- We have a PRRMA payment due in February 2023.

- Our HOA Annual Assessments are due on March 1, 2023, and the PRRMA payment is due by February 28, 2023.
- ✓ *D. Watson motioned to approve the Vice President's Report. Second by J. Hegarty. Ayes all present; the motion carried.*

## **DIRECTOR and COMMITTEE REPORTS**

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

- K. Whitaker reminded D. Watson that we agreed to increase the weed application in the spring. Perhaps we evaluate increasing the weed application from two (2) to four (4).
- D. Watson shared that we currently apply two (2) weed applications.
- D. Watson shared with the Board that this will be his last year on the Board. D. Watson has football coaching commitments from July-November and his time commitments are a challenge to juggle between football and Board duty.
- J. Hegarty suggested that we reach out to the two or three write-ins from the Annual Board meeting.
- K. Whitaker will contact the write-in candidates to gauge if any of them are interested in running for a Board position.
- The PVHA Board expressed concern that the PRRMA Board skips several months and did not meet. There is no scheduled PRRMA meeting. PRRMA is in excellent financial shape with approximately \$350,000.00 in reserve.

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

- We had two new requests for the month of November.
- Request to replace the front door at **1849 Stonebridge Way, Lot #105**, was APPROVED.
- Request to install a Radon Mitigation system for **1698 Stonebridge Way, Lot #8**, was APPROVED

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

- J. Waldbauer was not able to attend the Board meeting

### **OLD BUSINESS:**

- No Old Business

### **NEW BUSINESS:**

- ELECTION OF OFFICERS –
  - After a brief discussion it was a consensus of all present that the officers for 2023 are:
  - K. Whitaker - President
  - T. Singh will - Vice President, Grounds and Maintenance Manager
  - J. Hegarty - Secretary
  - M. Waldbauer - Treasurer
  - D. Watson will continue as Roadway Manager
- M. Waldbauer posed the question to the Board regarding meeting in person versus continuing to use Zoom for 2023.
- After much discussion, the Board decided to meet in person beginning in January at the Canton Township Hall. We will continue to offer the Zoom link to homeowners or Board members that wish to attend virtually.

- K. Whitaker will contact the Township Coordinator to book a room. K. Whitaker will ensure that the room will provide internet access.

**NEXT MEETING DATE:** Monday, January 9, 2023 @ 7:00 PM from the Canton Township Administration building, Meeting Room B and via a Zoom conference call.

**ADJOURNMENT:**

*✓ M. Waldbauer motioned to adjourn at 8:17PM. Second by D. Watson. Ayes all present; the motion carried.*

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