

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, April 8, 2019

LOCATION: Canton Township Administration Building, HR Conference Room.

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

BOARD MEMBERS ABSENT: T. Singh, K. Whitaker

GUESTS ALSO PRESENT: K. Jahn

CALL TO ORDER: J. Hegarty called the meeting to order at 6:59PM

APPROVAL OF THE MINUTES:

- ✓ *J. Hegarty motioned to approve the March 11, 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:

- Subside garage sale will be held May 30th - June 1st J. Hegarty will put an ad on CraigsList and Facebook.
- There was some discussion about the new water billing ledgers – they are changing us to all be on ledger 1 moving forward.
- Lot 130 is working with Canton Township to fix the manhole cover in the drive at this home. Canton Township will give us a timeline when this complete within the next few weeks.
- The south entrance monument light has been fixed by PRRMA.
 - ✓ *J. Mitchell motioned to approve Presidents Report. Second by M. Waldbauer. Ayes all present; the motion carried.*

VICE PRESIDENT'S REPORT:

- No report

SECRETARY'S REPORT:

- No report

TREASURER'S REPORT:

- As of 4-5-19 all annual assessments have been paid.
- Lot 25 has requested a refund of their annual assessment because as of Feb. 13th the home went to Sheriff sale. The board has decided that we will not be issuing a refund because we have not been notified of a sale of the home nor given the new owners contact information, if/when we receive that information we will revisit the refund.
- The board received and reviewed the Treasurer's financial report which was sent via email by M. Waldbauer on April 5, 2019.
 - ✓ *J. Hegarty motioned to approve the Treasurer's financial report which was sent via email. Second by J. Mitchell. Ayes all board members present; the motion carried.*

DIRECTOR and COMMITTEE REPORTS

ROADWAY MANAGER'S REPORT:

- Per email, K. Whitaker reported that he recommended that we move forward with Oakley Lawn Service again for 2019, a check will need to be issued before next Monday (4/15) in order to take advantage of the prepayment discount.
- The board would like to ask for the amount of mulch used this year be decreased from the proposed 40 yards to 30 yards. In 2018 we used 15 yards so this will be an increase but with this small change we will only be over budget by \$45.
 - ✓ *J. Hegarty motion to approved the Oakley quote for 2019 landscaping pending the purposed changes to the mulch. The lawncare cost will be \$7305 and landscapge maintence \$2890.60 total check to be \$10,195.60. Second by M. Waldbauer. Ayes all other board members present; the motion carried.*
- The road sign at Crowndale and Southwick and Stop sign was replaced.

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- 45902 Overhill Lane, Lot 35, has been approved for a door-wall replacement.
- 1934 Stonebridge Way, Lot 74, has been approved for landscaping improvements.

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- No report.

ACTION ITEM REVIEW:

OLD BUSINESS:

- None

NEW BUSINESS:

- The board has continued the conversation regarding the changes of the Covenants, Restrictions and Bylaws regarding mailboxes and landscaping. J. Hegarty will follow up with Bryan Amann to ensure the language is in order and then we will start a process of putting this to vote for the neighborhood.
- We have confirmed Wayne Counties goes responsibilities starts at the centerline of Beck Rd extends 60 ft to the east.

NEXT MEETING DATE: Monday, May 13, 2019 Canton Township Administration Building, HR Conference Room – 7:00 PM.

ADJOURNMENT: MOTION:

- ✓ *J. Hegarty motioned to adjourn at 8:03 PM. Second by K. Whitaker. Ayes all present; the motion carried.*