

Pheasant View Homeowners' Association

PO Box 871463, Canton, MI 48187

WWW.PHEASANTVIEW.ORG



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

REGULAR BOARD MEETING MINUTES Thursday, October 15, 2020

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

BOARD MEMBERS ABSENT: None

GUESTS ALSO PRESENT: J. Waldbauer (Lot #113)

CALL TO ORDER: J. Hegarty called the meeting to order at 7:32 PM

APPROVAL OF THE MINUTES:

- ✓ *J. Hegarty motioned to approve the September 14, 2020 Board of Directors meeting minutes. Second by D. Watson. Ayes all present; the motion carried.*

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS:

- None

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- The annual meeting will be held via Zoom this year. The Pheasant View Golf Course Clubhouse is not accepting private parties currently due to COVID.
- D. Watson, J. Hegarty, and M. Waldbauer attended the October PRRMA meeting via zoom.
- Lot #41 (46634 Overhill) had a new roof installed without requesting approval from the ARC. A notice was sent to the email on file for the property alerting them of the violation. The homeowner was upset that the information on file was incorrect and it went to the wrong person. M. Waldbauer has now made the requested modifications within the PVHA homeowner database. All future correspondence will be going to the proper individuals going forward.
- M. Waldbauer and J. Hegarty attended a seminar held by Zelmanski, Daner, & Fioritto, LLC (ZDF) via zoom. The seminar focused on the process we are going through to update Covenants & Restrictions / Bylaws. Some of the information presented will be presented during our Annual Meeting.
- K. Whitaker and T. Singh have agreed to run for another term on the PVHA Board.

- ✓ *M. Waldbauer motioned to approve Presidents Report. Second by T. Singh. Ayes all present; the motion carried.*

VICE PRESIDENT'S REPORT:

- Lot #1 has agreed to replace the curb tree that has been removed. The new homeowners @ Lot #148 has now received two written requests and has not taken action. Because having a sufficient number of curb trees is also a Canton ordinance, T. Singh will also be in touch with his Canton Township contact alerting them to the violation.
 - ✓ *J. Hegarty motioned to approve Vice Presidents Report. Second by M. Waldbauer. Ayes all present; the motion carried.*

SECRETARY'S REPORT:

- M. Waldbauer will update the Annual Report packet including the latest financials.
- The Presidents letter was posted on Facebook and will also be issued via mail chip to the homeowners.
- J. Waldbauer will download the annual presentation to One Drive and provide a link to the homeowners to view the information if they are not able to attend the meeting.
- The annual meeting will be utilizing a PowerPoint presentation. J. Waldbauer will host the meeting and run the presentation.
 - ✓ *J. Hegarty motioned to approve Secretary's Report. Second by M. Waldbauer. Ayes all present; the motion carried.*

TREASURER'S REPORT:

- PVHA's 2020 expenses are currently at 90% of the annual budget. The largest single overage to budget is water at \$2,581.26 above budget. M. Waldbauer and D. Watson have monitored the rain amounts and have adjusted the sprinkler schedules to limit the expense. The water meters have been removed by Canton Township for the 2020 season.
- Oakley questioned receiving a payment for services performed. M. Waldbauer provided support to Oakley for the payment in the form of a cashed check. The issue is now resolved.
 - ✓ *J. Hegarty motioned to approve the Treasurer's Report. Second by D. Watson. Ayes all board members present; the motion carried.*

DIRECTOR and COMMITTEE REPORTS

ROADWAY MANAGER'S REPORT:

- The PRRMA late payment fee charged PVHA for the 3rd Quarter was waived by the PRRMA Board.
- The next PRRMA meeting has been scheduled for October 26th
- There still is no plan to work on sidewalks this year. A designated portion of next year's budget will be for sidewalks. Spaulding DeDecker will perform a sidewalk evaluation next year.
- Significant roadwork will be performed in PV in the spring/summer of 2021.
- Forecasted cash flow for PRRMA is dropping below the agreed upon reserve level. PRRMA has the ability to increase annual fee by as much as 10%. D. Watson will continue to keep the Board informed of PRRMA's intentions. This could be a significant increase to the 2021 PVHA budget.
- Oakley is scheduling the winterization of our HOA irrigation system in late October.
- Seasonal Property Management has agreed to hold their fee for the 2020/2021 (\$5,750). They will provide unlimited pushes / saltings for the fee quoted.
 - ✓ *D. Watson motioned to select Seasonal Property Management, LLC as the PV snow removal company for the 2020/2021 season. Second by M. Waldbauer. Ayes all board members present; the motion carried.*

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- 1269 Crowndale Lane (Lot #128) requested to replace deck boards with Trex

Transcend boards and change the railing to the matching Trex Transcend railing. The PVHA Architectural Review Committee APPROVED the request.

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- Nothing to report

OLD BUSINESS:

- Nothing to report

NEW BUSINESS:

- The existing Christmas lights will be evaluated by K. Whitaker. We will plan to have the lights in place prior to Thanksgiving.

NEXT MEETING DATE: Monday, November 9, 2020 (Annual Meeting) will be held via a Zoom conference call.

ADJOURNMENT:

- ✓ *J. Hegarty motioned to adjourn at 8:48 PM. Second by M. Waldbauer. Ayes all present; the motion carried.*

Minutes respectfully submitted,
Kevin Whitaker - Secretary