

Pheasant View Homeowners' Association



Jim Hegarty - President
Omar Alomary - Vice-President, Grounds & Maintenance Manager
Ralph Gleba - Secretary
Mark Waldbauer - Treasurer
Kevin Whitaker - Roadway Manager

Post Office Box 871463 - Canton Michigan 48187
www.pheasantview.org

ANNUAL MEETING AGENDA November 13, 2017

LOCATION: Pheasant Run Golf Course Clubhouse

BOARD MEMBERS PRESENT: J. Hegarty, R. Gleba, M. Waldbauer, K. Whitaker

BOARD MEMBERS ABSENT: O. Alomary

GUESTS ALSO PRESENT: (*By-laws require the Secretary record the membership in attendance at the annual meeting of the members*) Homeowners present 21 (see sign in sheet.)

CALL TO ORDER: at 7:06PM

APPROVAL OF THE AGENDA: (*Additions, deletions, or as printed*)

Mark motioned to approve the 2017 agenda, second by Jim. Ayes all present; the motion carried.

APPROVAL OF THE MINUTES: (*Approve minutes from last year's Annual Meeting of November 14, 2016*)

Jim motioned to approve the 2016 Annual Meeting Minutes, second by Ralph. Ayes all present; the motion carried.

ANNOUNCEMENTS: (*Any pertinent information from the dais regarding the welfare of the assembled.*)

OFFICERS' REPORTS:

PRESIDENT'S REPORT:

- Congrats to Mark for choosing the venue
- Introduction of Officers
- Thanks to all of the officers and their hard work throughout the year. They work well together and have accomplished a lot and we'll talk about it later in the meeting.
- We've had a very successful road construction project, including fixing some sidewalks and curbs in the subdivision.
- Ralph will report on the boulevard trees in his Secretary's report
- Architecture Review Committee (Christine, Steve, Jim and Ralph) reviewed all requests, requesting additional information as necessary.

- June – great job as Communications Director, Facebook, MailChimp
- Mark – excellent job as Treasurer managing the books, bills and budget. Once again, we have one homeowner who has not paid their 2017 annual dues.
- Mailboxes – excellent work by Kevin overcoming all of the obstacles that appeared.

Mark motioned to approve the President's report, second by Ralph. Ayes all present; the motion carried.

VICE-PRESIDENT'S REPORT:

- O. Alomary reported that there is a form letter we send to homeowners that are in violation of the covenants and restrictions. Letters were sent to homeowners requesting they remove trash cans, abandoned vehicle and swimming pool, all in violation. Homeowners usually act on the first letter, but in some instances, a second letter was sent that is more forceful.

Ralph motioned to approve the Vice President's report, second by Mark. Ayes all present; the motion carried.

SECRETARY'S REPORT:

- Boulevard trees – We started the year at 13 homeowners who had dead or missing boulevard tree. We are now down to three remaining homeowners who have yet to comply with these Covenants and Restrictions.

Mark motioned to approve the Vice President's report, second by Jim. Ayes all present; the motion carried.

TREASURER'S REPORT:

- We have maintained our assessment for 3 years, and we are \$100 less than one of the other subdivisions. We are a non-profit, there is no reason for the Board to hold \$80K-100K of your money, thus we decided to put this money for the betterment of the subdivision.
- M. Waldbauer went through an explanation of the expenses, budget, balance sheet, etc.

Jim motioned to approve the President's report, second by Kevin. Ayes all present; the motion carried.

DIRECTOR'S and COMMITTEE REPORTS:

ROADWAY MANAGER'S REPORT:

- PRRMA consists of five members (two from Canton Township, one from each of the subdivisions). After an assessment, a RFQ was sent out for the requested work with Nagle Paving being the eventual winner. The quote was ~\$500K. Southwick and both entryways, curb work, sidewalk work were included in the quote with the goal of completing the project before school started in late August.
- This fall, there will be another assessment of the roads, with the anticipation of a much smaller scale project next year.
- We pay PRRMA \$53K annually, which works out to ~16% of their total budget.

- Lot 34 needs to be evaluated for hazardous walking conditions.

ARCHITECTURAL REVIEW COMMITTEE:

- We had about 15 requests for review of windows, decks, shutter painting, roofing, etc. If anyone is making changes to the exterior, please send it to the Architecture Review Committee (ARC@pheasantview.org) as we want to ensure that the subdivision looks good to everyone.

COMMUNICATION COMMITTEE REPORT:

- If you haven't received the emails, please go to the PheasantView.org website to register.
- Facebook is a good mechanism for sharing information, so if you are so inclined, please "friend" us.

ORDERS OF THE DAY: Election of Members to the Board:

- Jamie Mitchell lives in the sub, worked for American Cancer society, now works for March of Dimes, is willing to run this year
- This is the time of year for the election of new board members. Kevin and Laurie Gleba counted all the ballots and reported that J. Hegarty, M. Waldbauer and Jamie Mitchell have been elected tonight! They will be assigned their positions at the next board meeting and their roles will be in effect starting January 1, 2017.

HOMEOWNER NON-AGENDA COMMENTS: Questions and comments to the Board of Directors:

- Lot 35 had a concern that they live on Crowndale, but the mailbox will reside on Stonebridge Way. Kevin indicated that he has been working with USPS and since they have approved the plan, so there should be no issue with mail delivery.
 - Mailbox next steps: Due to budget constraints, and the desire to keep a reasonable reserve, the mailbox project was split into two phases. The first phase was completed last week; the second phase of the project will be completed in early 2018.
- Pool question: What are we going to do with the pool issue?
 - In 2018, we will work with the Township and ensure that a letter is sent ASAP to the homeowner in violation.
- Shed question: took down one shed, and replaced it with a smaller shed.
 - ??What's our follow up??
- Traffic on Southwick:
 - Officers have been positioned a few times and a mobile speed sign was installed. It appears as though the township doesn't want to make this a high priority.
- Will a traffic light be installed on Beck Road?
 - K. Whitaker will bring it up as an agenda item at the next PRRMA meeting.

NEXT MEETING DATE: *(Monthly board of director's meetings are the second Monday of each month, 7:00 PM.)*

- The next regular meeting is scheduled for Monday, December 18, 2017 at the Canton Township Administration Complex, commencing at 7:00 PM.

ADJOURNMENT: *Jim motioned to adjourn the meeting, second by Ralph. Ayes all present; the motion carried.*

- The meeting adjourned at 8:17 PM.

Minutes Respectfully Submitted,
Ralph Gleba
Secretary – Pheasant View Homeowners' Association