

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, January 11, 2021

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 7:03 PM

APPROVAL OF THE MINUTES:

- ✓ *J. Hegarty motioned to approve the December 17, 2020 Board of Directors meeting minutes. Second by M. Waldbauer. Ayes all present; the motion carried.*

ANNOUNCEMENTS: None

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS: None

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- ZDF committed to having the first draft of our Covenants & Restrictions / Bylaws to the Board by the end of January 2021. The draft will then be reviewed by the Board. The Board will develop their own questions and submit them to J. Hegarty who will compile them. We will meet outside of the monthly meeting schedule to review the questions as a Board.
- An invitation was extended to the Canton Township Supervisor (Anne Marie Graham-Hudak) to attend either our February or March Board meetings.
 - ✓ *T. Singh motioned to approve Presidents Report. Second by M. Waldbauer. Ayes all present; the motion carried.*

VICE PRESIDENT'S REPORT:

- A letter was sent to M. Hook (Lot #148) to once again highlight the violation of not having a sufficient number of curb trees in his yard. T. Singh mentioned in the letter that the tree will need to be replaced in the spring or the Township will be notified.
 - ✓ *J. Hegarty motioned to approve Vice Presidents Report. Second by M. Waldbauer. Ayes all present; the motion carried.*

SECRETARY'S REPORT:

- Nothing to report

TREASURER'S REPORT:

- PVHA finished 2020 spending just 93% of the allotted budget. The major contributor to being under budget was ZDF who only received 25% of the allocated budget. This was accomplished by negotiating progressive payments versus paying a lump sum for the services provided.
 - ✓ *J. Hegarty motioned to approve the December's Treasurer's Report. Second by D. Watson. Ayes all board members present; the motion carried.*
- The carryover reserve for 2021 amounts to \$20,500.
- The Board agreed with M. Waldbauer's recommendation not to increase the 2021 assessment of \$550.00 per homeowner.
- The budget reflects the cost of two mailings of the Covenants & Restrictions / Bylaws to the homeowners. It was recommended that the first revision of the Covenants & Restrictions / Bylaws will be sent to the homeowners via email and also be posted on the PVHA website. J. Hegarty will request ZDF's position on this recommendation. As required by our current Bylaws, the "final" revision must be sent to the homeowners via first class mail.
- Additional monies were set aside in the budget for the replacement of some of the holiday decorations, for two "Little Free Library" boxes (<https://littlefreelibrary.org>) to be placed within the sub and tree replacements on the Beck Road berm.
- The budget projects a \$9,200.00 carryover reserve into 2022.
 - ✓ *J. Hegarty motioned to approve the Treasurer's 2021 Spending Plan / Budget as adjusted. Second by T. Singh. Ayes all board members present; the motion carried.*

DIRECTOR and COMMITTEE REPORTS**ROADWAY MANAGER'S REPORT:**

- PRRMA met the first week of January and is moving forward with the review of the Fairways, Fairway Pines, and Pheasant View sidewalks by Spaulding / DeDecker in the Spring of 2021. The plan will be provided to the PVHA Board for review to insure agreement with the evaluation.
- Pheasant View will have a substantial amount of roadwork within the subdivision this summer. The roadwork plan will be better defined in the February PRRMA meeting.
- The damaged sign blade at Summit Parkway and Southwick was repaired by M. Waldbauer.

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- No requests were made for the month

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- Nothing to report

OLD BUSINESS:

- Nothing to report

NEW BUSINESS:

- The 2021 assessment letters will be issued to the homeowners by M. Waldbauer in the latter part of January 2021.

NEXT MEETING DATE: Monday, February 8, 2021 @ 7:00 PM will be held via a Zoom conference call.

ADJOURNMENT:

✓ *J. Hegarty motioned to adjourn at 8:05 PM. Second by D. Watson. Ayes all present; the motion carried.*

Minutes respectfully submitted,
Kevin Whitaker - Secretary