

# *Pheasant View Homeowners' Association*

PO Box 871463, Canton, MI 48187

[WWW.PHEASANTVIEW.ORG](http://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, October 14, 2019**

**LOCATION:** Canton Township Administration Building, HR Conference Room.

**BOARD MEMBERS PRESENT:** J. Hegarty, M. Waldbauer, J. Mitchell, T. Singh, K. Whitaker

**BOARD MEMBERS ABSENT:** None

**GUESTS ALSO PRESENT:** None

**CALL TO ORDER:** J. Hegarty called the meeting to order at 7:04PM

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

- ✓ *J. Hegarty motioned to approve the September 9, 2019 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:**

- 46140 Windridge Lane – Lot 53 had reported a storm drain issue, J. Hegarty responded and found there were no issues with the storm drain. The drain was not blocked or obstructed in any way. J. Hegarty discussed the concern with the homeowner and believe some of her issues are related to the pool installation and the piles of unfinished dirt that may have led to standing water on her property. Additionally the homeowners reported some potential issues with their pool builder and not leaving the job site in a state that would be up to the neighborhoods standards but the homeowner has decided to handle it on their own and not involve the board.
- There will be at least one opening on this board for 2020, J. Hegarty will post on FaceBook and June Waldbauer will post on the PVHA website about this opening and encourage others to volunteer.
- On September 11<sup>th</sup>, J. Hegarty sent a response to Mahfoozulhag and Hasna Mian regarding the unsightly conditions letters that were sent out in September.
  - ✓ *M. Waldbauer motioned to approve Presidents Report. Second by K. Whitaker. Ayes all present; the motion carried.*

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

- T. Singh provided an update to the following ongoing tree and unsightly condition issues:

- ✓ Lot 26, Lot 123 and lot 148 still have not replaced their dead trees. T. Singh will connect with Jake at the Township and ask for his support in talking with these homeowners, as this is a Canton Township ordinance issue.
- Lot 8, 1698 Stonebridge Way, sent correspondence regarding their television antenna attached to garage roof including an ARC review form and this matter has been turned over to ARC. The board recognizes that we cannot keep the homeowners from having this antenna according to The Federal Communications Commission FC 96-328.
- *J. Hegarty motioned to approve Vice Presidents Report. Second by M. Waldbauer. Ayes all present; motion carried.*

**SECRETARY'S REPORT:**

- No report.

**TREASURER'S REPORT:**

- M. Waldbauer shared that according to the Balance Sheet w/Prev Year Comparison: The line item titled Account Receivable shows (\$-525.00) paid by Carrington Mortgage Services, Inc for the 2020 Annual Assessment for lot #25 formally known as Ramel Howard. With no invoices created for the 2020 annual assessments to attach this payment, this item cannot be "accounted". Therefore, the deposit cannot be attributed to our general assets and it remains on our books as a "credit". A credit is a negative account receivable as shown in this report.
- We have been billed by Canton Township Water and Sewer for 8000 gallons water for \$100.32 at 2133 Stonebridge Way (Cul-de-sac #3) and 18,000 gal for \$240.16 at 46180 Windridge (our berm). These amounts through August 3, 2019. We have not yet been charged for water at 1781 Stonebridge Way Ct (Cul-de-sac #1) or 1999 Stonebridge Way (cul-de-sac #2).
- There were not further questions regarding the current state of the budget.
  - ✓ *J. Hegarty motioned to approve the Treasurer's financial report. Second by T. Singh. Ayes all board members present; the motion carried.*

**DIRECTOR and COMMITTEE REPORTS**

**ROADWAY MANAGER'S REPORT:**

- M. Waldbauer attended the September PRRMA meeting and we are still waiting on an update regarding the sidewalks in our subdivision.
- The scope of work has been changed but the sidewalks that were on our list have not all been added to the new scope of work. K. Whitaker will ask about this at the next meeting.
- The street sign at Stonebridge Ct has been repaired.
- K. Whitaker has managed the process of contracting with Seasonal Property Mgmt for our snow removal needs for the 2020-2021 season. J. Hegarty asked for the invoice from Seasonal to be a bit more detailed to reflect the RFP.
  - ✓ This contact includes 13 pushes and 15 salt applications as needed, they will push curb to curb and as this company is who finished our season last year we are comfortable that they know our expectations and will be able to meet them.
  - ✓ K. Whitaker made a motion to pay Seasonal for their contracted services. Second by M. Waldbauer. Ayes all board members present; the motion carried.

**ARCHITECTURAL REVIEW COMMITTEE (ARC):**

- Replacement of existing windows with Pella Replacement windows for 1873 Stonebridge Way, Lot 103, has been APPROVED by the PVHA Architectural Review Committee.
- Installation of a whole house Generator for 46451 Overhill Lane, Lot 69, has been APPROVED by the PVHA Architectural Review Committee.

**SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:**

- No Report.

**ACTION ITEM REVIEW:**

**OLD BUSINESS:**

- Elections are coming up in November and we will have three (3) Board members that are board members coming to the end of their terms. J. Hegarty has begun posting to encourage any interested parties to run for the board. J. Hegarty will also schedule a ballet-stuffing meeting to be held within the next 2 weeks.
  - J. Hegarty, M. Waldbauer, J. Mitchell are at the end of their terms.

**NEW BUSINESS:**

- Holiday Lights are in need of repair; K. Whitaker has requested \$100 to replace the lights that are broken and the wreaths. November 16<sup>th</sup>/17<sup>th</sup> will be the date the board puts the lights up this year.
  - J. Hegarty made a motion to spend \$100 on new décor. Second by T. Singh. Ayes all board members present; motion carried.

**NEXT MEETING DATE:** Monday, November 11, 2019 Pheasant View Golf Club, pending availability. 7:00 PM.

**ADJOURNMENT: MOTION:**

- ✓ *J. Hegarty motioned to adjourn at 8:19PM. Second by T. Singh. Ayes all present; the motion carried.*