

Pheasant View Homeowners' Association

PO Box 871463, Canton, MI 48187

WWW.PHEASANTVIEW.ORG



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

REGULAR BOARD MEETING MINUTES Monday, October 09, 2017

LOCATION: Canton Township Administration Building, HR Conference Room.

BOARD MEMBERS PRESENT: J. Hegarty, R. Gleba, O. Alomary

BOARD MEMBERS ABSENT: M. Waldbauer, K. Whitaker,

GUESTS ALSO PRESENT: Laurie Gleba

CALL TO ORDER: J. Hegarty called the meeting to order at 7:00 PM.

APPROVAL OF THE MINUTES:

- ✓ *J. Hegarty motioned to approve the September 2017 meeting minutes as amended, second by R. Gleba. Ayes all present; the motion carried.*

ANNOUNCEMENTS:

CITIZEN / HOMEOWNER NON-AGENDA COMMENTS:

1. None

OFFICERS' REPORTS

PRESIDENT'S REPORT:

- Received response from Bill Serchak, Canton Township Engineer regarding the storm sewer issue at 46346 Southwick (Lot 130). He indicated that the Township was responsible for the storm sewers (he found documents that were registered with Wayne County for the other two subdivisions, but not yet for ours). He has committed to fixing this driveway as part of their Summer 2018 infrastructure improvement plan.
- J. Hegarty signed the Big Bore contract and the check for the deposit. They sent us a paid invoice and have ordered the parts.
 - ✓ *R. Gleba motioned to approve the President's report, second by O. Alomary. Ayes all present; the motion carried.*

VICE PRESIDENT'S REPORT:

- The Board sent a letter to Lot 2 regarding the pool violation. The pool has been removed.
✓ *R. Gleba motioned to approve the Vice President's report, second by J. Hegarty. Ayes all present; the motion carried.*

SECRETARY'S REPORT:

- No report

TREASURER'S REPORT:

- Treasurer provided the normal monthly reports. One question to be answered from the 'Transaction Detail by Account Report' is "What is the Overdraft Protection Transfer Fee of \$12 for?"

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

- The members were asked to provide ideas for the 2018 PRRMA budget. Please let K. Whitaker know of any improvements/changes that you would like me to take forward for Pheasant View.
- Because now the PASER survey of our roads, sidewalks, and curbs was done a couple years ago (basis for this year's repairs), another survey will be initiated this fall. Anything that is deemed worthy of repair from this survey will be addressed next summer.
- Fairways did not receive any advance notice of the road repairs that Nagle was to do and many residents were disgruntled. As a result of the failure....Rob Wilson personally attached notes to our PV resident's doors. Probably the reason why we received few complaints.
- K. Whitaker asked the PRRMA board for landscape company suggestions. Fairway Pines utilizes Oakley Lawn Service from New Boston and is very satisfied. K. Whitaker will be reaching out to them for a quote.
- The issue regarding the Storm Sewers and who has responsibility to repair and pay was raised. Bill Serchak emphasized that a Fairway Pines agreement was found and it did state that the Township was responsible for all repairs within that sub. He could not fathom WHY the Township agreed to that.....but they did. He is still looking for... but has not found similar agreements for Fairways and Pheasant View. K. Whitaker will have his hand on the pulse of this one.
- Next PRRMA meeting is October 24th @ 5:30PM.

ARCHITECTURAL REVIEW COMMITTEE (ARC):

- 1934 Stonebridge Way - Lot 74 - Replacement Windows - Approved Oct. 2nd
- 2024 Stonebridge Way - Lot 78 - repair and replacement of existing deck with Trex - approved Sept. 25th
- 47177 Southwick drive - Lot 120 - remodel deck - Approved Sept. 20th

SUBDIVISION COMMUNICATION COORDINATOR'S REPORT:

- None.

ACTION ITEM REVIEW:

OLD BUSINESS:

- **Mailboxes:** Big Bore's 50% deposit was mailed last Wednesday (10/4/17) and should be in Jay's possession. He ordered the materials for Phase 1 and will let us know of an installation date. It will take 4 to 6 weeks for the delivery of the materials.
- Reached out to **Independent Lawn Service** about the lack of service last week and have not yet received response.
- **Boulevard Trees:** We started with 13 homeowners with boulevard tree violations, we are now down to five homeowners with non-compliant trees:
 - Lot 23: Phillips, ("bush" tree) No email, no response to any of the letters
 - Lot 41: Umeokolo, (two "bush" trees) Responded to 1 of the 4 contacts asking for more information
 - Lot 73: Gonzalez, (missing center tree) Responded to 1 of the 4 contacts asking for more information
 - Lot 81: Rosselli, (missing center tree) "I will be in compliance by the Nov 1, 2017 deadline"
 - Lot 82: Yoon (left tree is dead and missing center tree) No response to any of the 4 contacts.
- **Annual Meeting:**
 - J. Hegarty will reach out to a few homeowners to see if they are interested in running for a vacant spot on the Board.
 - M. Waldbauer to contact the Pheasant Run Golf Course to confirm our annual meeting date and order the food.
 - R. Gleba will create the ballot once the names are finalized.

NEW BUSINESS:

- None

NEXT MEETING DATE: Annual meeting, Monday, November 13, 2017 Pheasant View Golf Club – 7:00 PM.

ADJOURNMENT: MOTION:

- ✓ *J. Hegarty motioned to adjourn, second by R. Gleba. Ayes all present; the motion carried.*

The meeting adjourned at 7:30 PM.

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