

# *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  
Kate Borninski - Secretary  
Mark Waldbauer - Treasurer  
Kevin Whitaker - Roadway Manager

## **REGULAR BOARD MEETING MINUTES Monday, October 14, 2024**

**LOCATION:** Canton Township Administration Building, Meeting Room E. The Board meeting is also open and available to the membership via "Zoom" video conference. Zoom link is posted on the PVHA Facebook Page.

**BOARD MEMBERS PRESENT:** K. Whitaker, K. Borninski, M. Waldbauer, J. Hegarty, T. Singh (arrived at 7:06 pm)

**BOARD MEMBERS VIRTUALLY PRESENT:** None

**BOARD MEMBERS ABSENT:** None

**GUESTS ALSO PRESENT:** S. Henson, K. Jahn

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

### **APPROVAL OF AGENDA:**

- ✓ *J. Hegarty motioned to approve the agenda which was amended to allow S. Henson to give the Facebook Admin Report at the beginning of the meeting. Second by K. Whitaker. Ayes all present; the motion carried.*

### **APPROVAL OF THE SEPTEMBER 9, 2024, MEETING MINUTES:**

- ✓ *M. Waldbauer motioned to approve the minutes. Second by S. Henson. Ayes all present, the motion carried.*

**ANNOUNCEMENTS:** None

### **CITIZEN / HOMEOWNER NON-AGENDA COMMENTS:**

- K. Jahn mentioned some unsightly conditions at Lot #13 and asked that this be addressed. M. Waldbauer mentioned that Lot #1 also has a similar issue.

### **SUBDIVISION FACEBOOK ADMIN REPORT:**

- S. Henson reported on some issues with the Facebook Group Policy. The policy needs to be clearer and more comprehensive. There was a long discussion on this.
- S. Henson will add the PVHA board members as moderators of the PVHA Facebook Group. She would like to step down as an admin of the group by January.
- K. Borninski and K. Jahn suggested that commonsense be used as a guide for post approval.
- It was decided that S. Henson will step back from post approval on the Facebook Group and the board members will take this on for a period of a 1-month trial. K. Borninski and K. Whitaker will take the lead on post approvals.

- J. Hegarty thanked S. Henson for all her work and time spent administering the PVHA Facebook Group.

## **OFFICERS' REPORTS**

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

- J. Hegarty received an email from a homeowner about a neighbor who lives in another subdivision. He responded to the resident to let him know that PVHA has no jurisdiction in his neighbor's subdivision.
- J. Hegarty discussed the email request the Board received about adding solar panels at 1909 Stonebridge Way (Lot 100). The company providing the panels (Ambia Solar) inquired about the PVHA ARC approval process. There was discussion about HB 5028 which recently was signed by the Governor. J. Hegarty responded to the email request and asked for confirmation that the solar panels will comply with HB 5028 (now PA 68 of 2024).
- The ARC will review this request for adding solar panels.
- J. Hegarty received a communication from C. Radzilowski. She mentioned that the trees at the entrances are overgrown and block the speed limit signs. Trees are also overgrown on Southwick near M. Wein's house.
- There was a question about what the board will do if a homeowner makes changes to the exterior of a house but does not make an ARC request for approval. J. Hegarty has knocked on doors to speak with these homeowners.
- J. Hegarty suggested that the Board may want to purchase business cards with contact information on them to give out when contacting neighbors.

✓ *M. Waldbauer motioned to approve the President's Report. Second by K. Whitaker. Ayes all present; the motion carried.*

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

- T. Singh reported that he had a meeting with E. Kramer from Canton Township about 1844 Crowndale. They discussed what could be done about this house. The township is currently cutting the grass there.
- T. Singh has not followed up with E. Kramer since emailing her about 2-1/2 weeks ago.
- T. Singh stated that the Ordinance Officer will look for missing trees in the subdivision. T. Singh will follow up with him.

✓ *J. Hegarty motioned to approve the Vice President's Report. Second by K. Whitaker. Ayes all present; the motion carried.*

### **SECRETARY'S REPORT:**

- K. Borninski posted the meeting notice in the Facebook group and completed the minutes.

✓ *J. Hegarty motioned to approve the Secretary's Report. Second by T. Singh. Ayes all present; the motion carried.*

### **TREASURER'S REPORT:**

- M. Waldbauer reported that PVHA has about \$7500 more than at this time last year. PVHA's budget is on track for 2024.
- The Annual Meeting is scheduled for November 18 in the Canton Municipal Building.
- There were no questions for M. Waldbauer.

- ✓ *T. Singh motioned to approve the Treasurer's Report. Second by J. Hegarty. Ayes all present; the motion carried.*

## **DIRECTOR and COMMITTEE REPORTS**

### **ROADWAY MANAGER'S REPORT:**

- K. Whitaker contacted Canton Public Works about the leaking fire hydrant in cul de sac #2. Public Works has since come out and made repairs. The area is now dug up but dry.
  - K. Whitaker will follow up with Canton Public Works about the landscaping and grass in this cul de sac.
  - Seasonal Property finally sent an invoice. Originally the invoice was sent to D. Watson by mistake.
  - K. Whitaker is unable to attend the PRRMA meeting on Oct. 22. Spaulding DeDecker will be presenting at the meeting. T. Singh will try to be there as a substitute.
  - K. Whitaker contacted A. Zidzik about the irrigation system issues. The controller at the Crowndale entrance was replaced but that did not fix the problem. A. Zidzik will address this in the spring as the water meters have already been pulled for winter. He will winterize the sprinkler systems.
- ✓ *J. Hegarty moved to approve the Roadway Manager's Report. Second by T. Singh. Ayes all present; the motion carried.*

### **ARCHITECTURAL REVIEW COMMITTEE (ARC):**

- Lot 139, 49583 Southwick, has a new driveway. The homeowners did not ask for ARC approval before starting. They have now submitted an application to the ARC and have received approval.
- Lot 81, 1971 Crowndale, received approval for exterior wood painting, shutters, etc.
- There was a brief discussion about the ARC membership and if the current members would like to continue their service. S. Henson will check with Steve Henson to see if he would like to stay on the ARC.

### **OLD BUSINESS:**

- None

### **NEW BUSINESS:**

- New biographies are needed for the candidates for the Annual Meeting election ballots. K. Borninski will update the documents for the annual meeting. M. Waldbauer will do the printing of the ballots.
- A plea for new board members will be posted in the PVHA Facebook Group.
- J. Hegarty will send out a date before Halloween to stuff envelopes for the annual meeting.
- K. Borninski brought up an issue that occurred at 1536 Crowndale. A painting company was putting paint and cleanser into the storm drains. Only water is supposed to go into the storm drains as they drain into the Rouge River. The Director of Canton Municipal Services spoke with the homeowner.

### **NEXT MEETING DATE:**

Monday Nov. 18 @ 7:00 PM at the Canton Township Administration building, Meeting Room E (Lower Level) and via a Zoom conference call.

### **ADJOURNMENT:**

- ✓ *J. Hegarty motioned to adjourn at 8:51 PM. Second by M. Waldbauer. Ayes all present; the motion carried.*

Minutes Respectfully Submitted,  
Kate Borninski  
Secretary – Pheasant View Homeowners' Association