

# PHEASANT RUN HOMEOWNER'S ASSOCIATION

Annual Meeting Minutes  
Wednesday, April 26, 2018

Board Members: Ron Utter, Linda Utter, Ben Murphy, Joe Silveira (at-large), Bernard Fineberg

Meeting was called to order at 6:00 PM.

## Welcome

A newsletter was sent out to remind homeowners of the annual meeting as required by the CCRs. Of the 230 homes in Pheasant Run, two were represented.

The Board members were introduced.

## Property Manager's Report

1. Ben Murphy explained the 2017 year-end financial report and the 2018 approved budget for the Pheasant Run attendees. This information was sent out previously to the homeowners by Ben.
2. This year the dues have been increased to \$160 per year from \$143 to provide additional monies going to reserve for future projects. The dues have never been increased but were reduced once previously.
3. The common area fencing on 27<sup>th</sup> Ave., the newly installed fencing around the wetlands and the observation deck were painted and look very nice. It was proposed that in the future block fencing be considered. This would entail a big initial investment but would eliminate the need for painting every 3-4 years and continued replacement. It could be done section by section as that section of fence needs to be replaced and monies allow. Input from homeowners would be solicited.
4. Higley Lawncare is going to remove the cement rings around the perimeter trees to give it a more of a clean edge.
5. It was again brought up about the rooster on 34th Ave. Ben will further investigate the issue and talk to the occupants (renters). There have been a couple of comments, but Ben has not received any calls from neighbors. Chickens (max of 3) are permitted in PR but no roosters.

## Rules and Regulations Enforcement

1. The HOA's goal is to keep the neighborhood looking presentable. They have no police authority. Ben verbally or with a notice lets the offenders know. He follows up with another notice/warning of a fine, and then puts a lien on the home if the fine or offense has not been dealt with.
2. Ben stated that homeowners don't always inform him when they are renting their home which entails notifying both the owner and the renter with the ultimate responsibility lying with the homeowner.
3. On-street parking is a wide-spread concern. Ben can talk with the offenders but it is ultimately the City's jurisdiction. Potholes are another City concern; not the HOA.

4. Sidewalks are the owner's responsibility to maintain which includes snow removal, overgrown trees/hedges, and repairing.

#### New Business

1. Higley's Lawncare will be asked about spraying the dandelions. Ben said broadleaf is normally applied the first of April, but with the warmer weather the dandelions are prolific and need to be sprayed again.
2. Dean Dennis has retired from the Board and the HOA is asking for volunteers to fill this position. The board thanks Dean for his exemplary service.
3. The beaver problems have come again in the wetlands. One was removed in the winter and a new trap has been recently set.

Meeting was adjourned at 6:30 PM.

Next regular meeting is July 10, 2018 at 6:00.