

PHEASANT RUN HOMEOWNER'S ASSOCIATION

Meeting Minutes
Tuesday, January 9, 2018

Board Members: Ron Utter, Linda Utter, Dean Dennis, Bernard Fineberg

At Large: Joe Silveira

Absent: Ben Murphy (due to illness)

Meeting was called to order at 6:00 PM.

Old/New Business

1. Ron now has a key for the gate on the wetlands fence.
2. The appropriate repairs have been made by the homeowner to the common area fence along Olympia due to damage caused by their dog.
3. Marketing Service Report – Ben provided a list of violations that were posted on January 4th. The majority of the violations were trash cans not stored behind a fence or in the garage. We will emphasize the need for house painting starting in the spring.
The SVN HOA website is great and easy to see all the MSR accounting and HOA news.
4. Newsletter - It was decided to keep the announcement of open Board positions in the newsletter in order to keep it in the minds of potential members. He will also remind everyone about the speeding, houses being in need of painting, parked cars, RV's, boats, dogs, and the Wetlands access, etc., as usual. Ben will write a blurb about the process of increasing our dues.
5. Landscaping – The Board decided via email to continue with Higley's for landscaping contract. Higley's removed the tree that had fallen on the wetlands fence. It was determined that the downed tree was because of a beaver and that there is a larger tree that has been chewed halfway through. Ben contacted the trapper to come out and take care of the beaver and Top Tree has submitted a bid for the removal of the damaged tree and any others that the beaver has damaged. Dean mentioned that the KID might trap the beaver free of charge and will check on this for future reference.
6. Budget Proposals – In response to Ben's email dated today titled Pheasant Run, the Board agreed to increase Pheasant Run's property management fee to be more in line with the going rate charged by SVN for other HOAs. Dean moved that we increase our property management payment to \$3 per house per month for a total of \$690 per month. The motion was seconded by Bernard and approved by the Board.

Also, to cover the increased property management fee and the inevitable need for common fence maintenance/repair/replacement and wetland maintenance, the board agreed to increase homeowner's dues starting with the June billing cycle. Ron moved to increase the HOA dues to \$75 every 6 months (up from \$71.50), the motion was seconded by Dean and approved by the Board.
7. Christmas Lighting Winners – First Place is 1613 West 34th, Second Place is 1602 West 35th, and Third Place is 1721 West 30th. Ben will send out the appropriate gift cards.
8. Annual Meeting – The Board determined our next meeting will be April 3rd, so we can approve the new budget prior to presenting to the homeowners for ratification at the Annual Meeting tentatively scheduled for April 24th at 6:00 p.m. This is for implementing the increase in dues prior to the June billing cycle. Ben will make arrangements with Benton PUD for the meeting.

9. The Board agreed to extend the terms of the following positions while they keep the “Open Board Positions” in the newsletter hoping for new volunteers:

Ron Utter – 2020

Bernard Fineberg – 2019

Dean Dennis – 2018

Joe Silveira – 2018

Linda Utter – 2020

Adjourned at 7:00 p.m.

The next regular Board meeting is scheduled for Tuesday, April 3rd, at 6:00 p.m.