

PHEASANT RUN HOMEOWNER'S ASSOCIATION

Meeting Minutes
Tuesday, May 7, 2019

Board Members: Ron Utter, Linda Utter, Ben Murphy, Dean Dennis, Joe Silveira

Meeting was called to order at 6:00 PM.

Old/New Business

1. Marketing Service Report – Things are actually looking pretty good for this time of year. Ben will begin fining after another notice where appropriate. He did hire someone to help him out with the walk-throughs.
2. Houses are being painted where needed. As outlined in an earlier meeting, those that are still procrastinating will be addressed and possibly fined where the need seems obvious. It was discussed that we need to be prepared for new color requests (brighter, more colorful) as that is the way things are going.
3. Landscaping – A&P Fencing will be replacing the remainder of the split-rail fence around the wetlands on 35th Loop. Ben will meet with them regarding the time and plan to do it. Depending on the water level in the wetlands, it may wait until the fall. Ben will also look into getting bids for installing electric lights at all 3 signs. The solar lights just aren't getting the job done.
4. Ron proposed the common area fencing be replaced with a block wall which will keep the HOA's maintenance costs down once the initial outlay is paid off. He would like to see the HOA dues raised from \$80 every six months to \$100 to cover the cost of the new walls. Then the dues could be reduced later because of the lower maintenance costs.
5. Total monies in the checking and savings - \$69,644. We have three homeowners who are over \$1000 past due on their dues accounts, and several that are nearing that level. These homeowners already have liens against their property and a goodly portion of what they have due are late fees, penalties and lien processing fees. Unfortunate that we don't have those monies available for current use, but we always get our money in the end.
6. Newsletter – Ben will put in the usual reminders regarding trash cans, picking up after your dogs if out for a walk, boats & trailers parked on the street or in the driveway, and rules concerning wetlands access. Also remind owners about the need for Board approval for external site improvements. Ron will compose another letter for the newsletter regarding the proposal for a block common area fence and the upcoming Annual Homeowners meeting.
7. Dean has the PR Christmas light containers. The vendor that did the HOA lights this year is storing the lights for us now. Thanks to Pheasant Run homeowner _____ for taking over the duties of putting up and taking down the Christmas lights at all 3 signs.

8. A date of sometime in October was proposed for this year's Annual Homeowners meeting. We have tried different times of the year in an effort to get more homeowners at the meeting, but it doesn't seem to make much difference. When the decision is made, details will be sent out to all homeowners.
8. Open Board Positions:
 - Ron Utter – 2020
 - Joe Silveira – 2019
 - Linda Utter – 2020
 - Dean Dennis - 2020

Ben will send out a letter asking for volunteers for the Board. Older members are retiring and new blood would be welcomed before that happens. He will send this notice out before the Newsletter is sent.

9. It was suggested to include the minutes of the meetings in an email to all homeowners we have email addresses for so they can stay informed about what the Board is working on. Ben will make sure that happens from this point forward.
10. The westside of the wetland trees behind Quincy Place need to be trimmed. Garbage cleanup was done last month. Ben will ask Higley's to take care of cutting back those trees.

Adjourned at 7:15 p.m.

The next regular Board meeting is scheduled for Tuesday, August 6th, at 6:00 p.m.