

PHEASANT RUN HOMEOWNER'S ASSOCIATION

Annual Meeting Minutes
Tuesday, October 1, 2019

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

Meeting was called to order at 7:00 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, ~30 were represented. Ben also sent an email to approximately 70 homeowners that have given him their email addresses.

The Board Members were introduced and homeowners were asked to volunteer for the Board. Four homeowners have now been unanimously voted onto the Board and they are:

Varon Blackburn, Ed Skay, Diane Lambert and Steven Lambert.

New members are always welcome and are so appreciated. They will have three-year terms and will attend quarterly meetings.

Property Manager's Report

1. Ben Murphy from SVN/Retter & Co., explained the 2019 year-to-date financial report and the 2020 budget for the Pheasant Run attendees. This information was sent previously to the homeowners by Ben. Expenses were on track with the budget.

An increase of \$20 a year was proposed to cover the upcoming fence replacement. The block fence would be more cost effective than constant replacement/painting of the wood fence over the years. The first installment of the block fencing will be along Olympia St. and 36th Ave. when the funds have been acquired in the next 2-3 years. Right now the 36th Ave. fence has been painted and the wetland fence staining will be completed this fall or in the spring. The sign on 36th and Quincy will be electric now. The 27th entrances are currently solar as there is no electricity available to them.

The KID bill has gone up this year. The landscaping bill has remained the same.

The budget was approved unanimously.

2. Past-due accounts are dealt with as liens on the homes. Going further would put a strain on the budget for lawyers' and court expenses. When the home is sold, Pheasant Run is paid back first currently.
3. 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.

Complaints/Resources

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 puts a lien on the home if the fine or offense has not been dealt with.

1. Parking in front of property or mailboxes is the City of Kennewick's domain. Call the police if you are having problems. If enough people complain, they will send out patrols to check periodically. Noise from cars and speeding issues are also taken care of by the police. Potholes are the City's responsibility also.
2. Common areas are taken care of by Higley Landscaping. The fencing that extends from the entrance areas further into the street are the HOA's responsibility. Any sprinklers that you find damaged, please call Ben Murphy. Sidewalks are the occupant's/owner's responsibility to maintain which includes snow removal, overgrown trees/hedges, and repairing. Ben does post violations.
3. The Board tries not to be too intrusive on house paint colors. Purples, pinks, fuschia, etc. are not acceptable, but as times change and younger families are moving in tastes will be different. Most paint color requests are pretty reasonable. We have to remember that color is a personal preference and we cannot disapprove of a color just because we don't like it. You may not like it, but if it is neatly done, landscaping isn't an issue, etc., then it should not be a problem.

Roofing Recall

1. CertainTeed Landmark Shingles recall was explained by Ben Schultheiz. There have been several homeowners that are going through this process. Go to the CertainTeed website and order your claim form and get the process started. A local roofing company, Capitol Roofing, has been very instrumental helping homeowners with the process, but any roofing company can be used also.

BOARD MEMBERS TERM END DATES

Ron Utter – 2020

Joe Silveira – 2019

Linda Utter – 2020

Ed Skay - 2022

Diane Lambert - 2022

Steven Lambert - 2022

Varon Blackburn - 2022

Meeting Adjourned at 8:15 p.m.