

Minutes of Annual Meeting - January 21, 2015

Fairway Pines at Pheasant Run Home Owners Association

The annual meeting was convened at 7:00 PM in the Freedom Conference Room, Canton Township Administration Building. Eighteen homeowners attended the meeting, an increase from the typical ten to fifteen in past years.

Two homeowners were elected to the board: Dennis Brining and John Chen, both of Merion Drive. John will become the PRRMA representative and Dennis will assume the Treasurer's duties. Larry Siedell continues as President, Prashant Javkar as Architectural Review Chair, and Hadyn Notestine as Secretary. John Visos will step down as Treasurer to an officer role and has offered to assist when needed with the transition of responsibilities to Dennis.

The 2015 budget of \$188,900 was approved, with no increase in homeowner dues of \$610 per lot. The HOA has a reserve of approximately \$45,000 to start the new year and anticipated expenses of approximately \$5,000 to be accounted for in the 2014 finances.

The majority of our expenses (57%) are for PRRMA (the Pheasant Run Road Maintenance Association), who pays for the road repairs, new signs, and "monuments" (the big signs at the entrances and the "Guardhouse") upkeep. Mowing our grass in the "common areas" and plowing the streets are the responsibility of our HOA, accounting for 26% of our budget.

The roadway pavement condition has been evaluated by an engineering firm hired by the PRRMA Board using a recognized PACER system, and a colored map of the sub was shown indicating which pavement areas need repair. The 2015 roadway repair will be more extensive than was done in 2014, which was minimal. This work is already in PRRMA's budget, and will not cause an increase in our sub's PRRMA 2015 assessment.

New street sign and light posts are being installed. The new posts are black metal and replace the rotting, original wood ones. The replacement is being done all across Fairway Pines, Fairways, and Pheasant View over about a four year period. Homeowners commented that the gold lettering on the street names is attractive in the daytime, but is too hard to read at night. White lettering was suggested. We will take this concern to PRRMA.

During 2014, there were four requests for Architectural Review for appearance changes. After discussion with the homeowners, all four were approved and the work has been done.

The Board presented three options to repair the deteriorating wood mailboxes:

1. Each homeowner to manage repairs on their own which is the current plan,
2. The HOA to manage repair of the wood boxes and add the cost to homeowner dues,
3. Start a multi-year program to replace the wood boxes with a more, durable, plastic or metal box at a significant cost.

The homeowners present voted overwhelmingly to maintain the wood boxes (Option #2), and have the HOA investigate the program cost further and include the cost in the dues if necessary.

The Board is now using a CPA firm to do our bookkeeping. This action will assure that our records are up-to-date and maintained in an adequate manner to comply with new state regulations for non-profit organizations as well as provide annual audits. The firm will bill us on an hourly basis for their work, and we have budgeted \$4000 for this in 2015. Several homeowners thought hiring a professional bookkeeper was an unnecessary expense, but the Board explained the decision was made by the Board based on a lack of volunteer participants, the turnover of the Treasurer seat during the last several years, and the need to maintain a professional record system and conduct regular audits.

Other homeowner comments included:

- The annual meeting should be in November to allow more useful discussion of the next year's budget. This suggestion was supported by the Board provided there are enough volunteers to complete the work necessary to hold the meeting at that time.
- Some of the curbs on Merion are in bad conditions, and the PACER evaluation of the pavement does not give consideration to the curbs. Our HOA will collect specific locations and work with PRRMA to have the curbs repaired as part of the 2015 roadway repairs. Residents with curbs deteriorating should send their name, address, and if possible a photo to the Board before the next PRRMA meeting.
- More salt is needed at the sub exits during slippery conditions.
- There was extensive conversation about the watering of our landscaping/grass areas. Some attendees leaned toward watering more and incurring the additional expense and others leaned toward conservation and cost savings as much as possible. The Board expressed their opinion that the watering of the grass is critical to the overall visual appeal of the subdivision and the costs of such could be managed without excess if there are enough volunteers to maintain (turn on/off) the sprinklers throughout the summer months.
- Our sub should look into cooperation with the other Pheasant Run subs to share services such as mowing, plowing, and landscaping to reduce our costs. This could be done under the PRRMA umbrella or on our own.

The meeting was adjourned at 9:00 PM.