

Minutes of Annual Meeting - November 16, 2015

Fairway Pines at Pheasant Run Home Owners Association

The annual meeting was convened at 6:30 PM in Conference Room A, Canton Township Administration Building, and adjourned at 9:00 PM. Twenty homeowners, including six board members, attended the meeting. Board members present were Larry Siedell, president; Dennis Brining, treasurer; Hadyn Notestine, secretary; John Miltz, Architectural Review; and Joe Maltese, trustee. John Chen was absent because he was out of town on business. The following topics were covered.

**NEED NEW TREASURER** - The current treasurer, Dennis Brining, is moving to New York about the end of the year. Accordingly, the Board seeks a homeowner with basic Excel experience who would take the position. The Board employs a CPA firm, so the duties of treasurer are not greatly time consuming or difficult. No one volunteered, so the need remains unfulfilled. For the time being, Larry Siedell will do the treasurer job.

**MINUTES OF ANNUAL MEETING HELD JANUARY 21, 2015** - The minutes were previously approved by the Board, and copies were distributed at this 11/16/15 meeting. There were no comments or changes offered by the homeowners. The minutes are now posted on the HOA website

**MAILBOX REPAIR PROGRAM** - Tom Gamache reviewed the program to repair and paint the mailboxes, using a contractor. The \$9480 projected total cost (when completed) is \$30.78 per home, far less expensive than any other option to replace or repair them. The work will not be completed in 2015, but the contractor will finish in 2016 and will not be fully paid until he is done and the Board has reviewed and approved the effort. 81 of the 309 boxes are completed. Homeowner comments included:

- Will the Board/HOA reimburse homeowners who had done repair and painting before the contractor program was done? The Board deferred answering until the Board meets later.
- Can individual homeowners pay for their own, better mailbox? Mr. Siedell said the C&R rules require that a uniform appearance be required, so homeowners may not do this at this time. However, the Board will evaluate the efficacy and durability of the 2015 repair over the next several years to decided if a different design would be better in the future.
- What is being done in cases where the mailbox is missing a door? Mr. Gamache explained that these cases require an all new metal box, and installing a new box requires dismantling and reassembling the wood surrounding parts. This process will be completed, and the intent is to have all missing doors replaced before winter.

**POND AT CHERRY HILL AND CANTON CENTER** - During 2015 the Board hired Clean Lake Improvement, LLC to treat the pond for excess algae and mosquitoes and to clear the pipes leading into and out of the pond. CLI measured the depth of the water and reported the pond is too shallow for the fountain we have and that explains why the fountain clogged so frequently in the past. They recommend a different kind of aeration device and the Board will evaluate this in 2016.

TREE TRIMMING - Hadyn Notestine reported that the HOA paid for removing several dead trees and brush along the Cherry Hill and Canton Center berms, and along the Cherry Hill/Canton Center pond.

ROADWAY AND SIDEWALKS - Larry Siedell described the major pavement repair done by PRRMA in 2014 and the minor actions in 2015. Sidewalk repair that had been projected for 2015 was delayed to 2016 because the needed funds were not in the 2015 PRRMA budget. The 2016 PRRMA budget does have the money for sidewalk repair without needing an increase in homeowner dues. Several homeowners said the HOA needs to do a better job of salting the entrances and exits of the sub during icy conditions.

HOA'S WEBSITE - Mr. Siedell described the changes to the website, and asked all homeowners to provide their email address to the Board so communications can be sent out quickly and cheaply.

ARCHITECTURAL REVIEW - John Mintz reviewed the AR requirements. Homeowner Rich Rickert asked why the house at 45492 Oakland Ct. was allowed to be painted "pink." Mr. Siedell commented that the color was actually salmon, and that the homeowner did not ask for nor got AR approval. However, the salmon color is only slightly brighter than the color was before, and that difference could be just due to fading of the prior color. At any rate, Mr. Siedell said, the color is close enough to the prior color that the Board does not plan any action to have the homeowner change it.

LANDSCAPING OF HOA GROUNDS - Joe Maltese described some of the appearance situations on the HOA property, and stated the concern that, with the sub being about twenty years old, much of the landscaping is overgrown and needs to be replaced. The Board has gotten quotes in the range of \$7000 to \$8000 to remove the overgrown portions, which would be done in 2016. Replacing the plantings will be additional cost. The Board has changed the landscaping contractor for 2016 and one change will be to have annual, bright flowers at both entrances.

SPRING TREE TRIMMING PROPOSAL - Mr. Notestine described a suggestion made by a local nursery:

- The Board would establish a sub-wide date, such as 5/14-15/2016, for tree and brush trimming,
- Any homeowner/resident could cut or trim brush and leave it at the curb, unbundled, in any length,
- The HOA would hire a tree service to come the following Monday and remove all the brush at no direct cost to the homeowner (other than the annual dues).

The homeowners present generally were favorable toward this idea.

2015 FINANCE REPORT - Dennis Brining reviewed the past year:

Payments to PRRMA	\$106,490
Lawn Care	36,425
Snow Plowing and Salting	10,380
Other	21,588
Total Expenses	\$174,883
Total Income	\$191,250
Reserve carried into 2016	16,367

Greater detail was distributed at the meeting.

2016 BUDGET - Mr. Siedell described the budget for next year.

PRRMA	106,490
Lawn	32,000
Snow.Salt	12,000
Repairs	12,500
Water	4,000
Electric	2,100
Canton Twp	2,000
Insurance	4,500
CPA	3,000
Administration/Misc.	2,000
Total Budget	180,590

The annual homeowner dues will remain at \$610 per lot.

A couple of homeowners made strong points that the Glengarry center area was not watered enough with the result that the grass was too brown and unattractive. They believe more attention and required expenditures should be given to watering in 2016.

ELECTION OF OFFICERS - Mr. Siedell described the duties and role the Board and asked for volunteers to join the Board; there were none. Accordingly, the following were re-elected by voice vote:

For two year term:

- Tom Gamache
- Joe Maltese
- John Miltz
- Larry Siedell

For one-year term:

- Hadyn Notestine
- John Chen ( However, John resigned from the Board 11/30/15 due to increased work responsibilities.)

QUESTIONS AND COMMENTS FROM HOMEOWNERS:

- Some residents leave garbage cans outside all week, and this practice violates our C&Rs and diminishes the value and desirability of the subdivision. Additionally, this practice provides food and shelter for rats and other vermin, and accordingly should be eliminated.
- Do we have too much shade on the Glengarry Boulevard islands to grow good grass?
- The water budget should be increased to \$6000 to keep the common areas better looking.
- There is a house on Augusta on which the window frames are rotting and are severely disintregating. The Board should take action to require the homeowner fix or replace the windows. Mr. Siedell replied that the HOA has no authority to force changes or maintenance on homes, but that anyone, not just Board members, can report conditions to the Canton Police ordinance enforcement officer (Kandy Griffeth, 734-394-5209) and if she finds a structural or safety concern, she will issue a citation to the homeowner requiring correction.