

Minutes of Annual Meeting - November 17, 2016

Fairway Pines at Pheasant Run Home Owners Association

The annual meeting was convened at 6:30 PM in the "Freedom Room," Canton Township Administration Building, and adjourned at 9:00 PM. Fourteen (14) homeowners, including four board members, attended the meeting. Board members present were Tom Gamache, President and Acting Treasurer; Hadyn Notestine, Secretary; John Miltz, Architectural Review Chair; and Joe Maltese, Trustee. The following topics were covered.

REQUEST FOR VOLUNTEERS TO HELP WITH HOA ACTIVITY - Mr. Gamache requested homeowners join the effort to : be treasurer of the HOA, update and improve the website, and/or coordinate the annual garage sale with the other subs in Pheasant View. Mr. Maseer Rabbaig, homeowner on Oakland Ct, volunteered to be treasurer.

MAIN 2016 ACTIONS - Mr. Gamache and the board described the following:

- The mailbox repair program started in 2015 was completed.
- The fountain in the pond was replaced by a "bubbler system" because the pond is too shallow and algae-filled to operate a fountain.
- Trees were replaced in the HOA-owned berms, and homeowners were advised on type and size of trees for their "street trees" (the trees between the sidewalk and street which are homeowner responsibility even though they are on HOA right-of-way). The board sent about 20 letters to homeowners advising them that they needed to replace dead or dying trees, and offered consultation if desired on replacement.
- The entrances at Glengarry Blvd and Highlands were cleaned, re-planted, and refreshed.
- Road repair by PRRMA was limited to patching a few potholes. PRRMA expects a significant road repair program in 2017. No sidewalk repair or replacement was done in 2016.
- The HOA made modest improvement to the website, but further improvement should be made to reflect the quality of our community. Hence, the board seeks a volunteer with interest and skill in this area.
- Architectural Review was requested by thirteen (13) homeowners. After consultation, advice, and some modifications, all requests were approved.

PLANS FOR 2017

- PRRMA plans to make significant repairs to the roadway and curbs. A contractor will be hired to survey the pavement and sidewalks and to define the repairs needed, and their input will be reviewed by the Township Engineering Department. Then PRRMA will hire contractor(s) to do the work, which should be done in 2017. Landscaping improvement will be made to the berms and other HOA area.

2015 FINANCE REPORT - Mr. Gamache reviewed the past year (Amounts in US Dollars):

Payments to PRRMA	106,490
Lawn Care	35,000
Snow Plowing and Salting	15,000
Other	32,000
Total Expenses	188,490
Total Income	188,490
Reserve carried into 2016	0

Greater detail was distributed at the meeting.

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

PRRMA	96,056
Lawn	35,000
Snow.Salt	12,000
Repairs	24,264
Water	9,500
Electric	1,700
Canton Twp	2,000
Insurance	4,500
Accounting & Bookkeeping	2,000
Administration/Misc.	1,200
Total Budget	188,220

QUESTIONS AND DISCUSSION

- The sub is dark at night. Mr. Gamache responded that this is a recognized concern, and that informal discussions with DTE in the past indicated the cost of running underground electric lines and purchasing and installing light fixtures would be far more than the homeowners would pay. The residents are encouraged to use their exterior porch and garage coach lights, outfitted with CFL or LED lamps to reduce operating cost, as a way to have more light around their property.

There being no further discussion, the meeting was adjourned at 9:00 PM.