

**MINUTES**  
**Homeowners Association Meeting**  
**Fairways at Pheasant Run**  
**Thursday, October 28, 2010**

A meeting of the Fairways at Pheasant Run Homeowners Association was called to order at 7:02 p.m. Board members present were Vidya Krishnan, president; Rick Marano, vice-president; Lal Kurian, treasurer; Nick Revezzo, director; and Carl Yoder, director. Also attending was Craig Stephens, roadways manager. Loraine Yoneda recorded minutes. Four other homeowners were present. The agenda was amended to put homeowners' concerns first.

**Homeowners' Concerns**

A homeowner had a question about the placement of signs. Craig Stephens passed around a map with the planned locations of speed limit and children-at-play signs. A question was asked about whether there were any rules limiting noise by people with pools. The only rule would be the township noise ordinance limiting noise after 10 p.m.

Homeowners brought up an issue that was discussed at the last meeting regarding the alteration of the park behind their homes. What are the rules for the parks? The parks were originally planned to be green areas and should not be altered.

**Action to be taken:** Vidya will send a letter to residents about the rules regarding the common areas. This will be done in the spring of 2011.

**Landscaping Report**

Vaquera & Biggert Construction Services has been chosen to do summer landscaping and winter snow removal. The company came with a good recommendation from Fairway Pines and is priced lower than R & M, the current contractor.

**Resolved:** The board voted unanimously to sign a three-year contract with Vaquera & Biggert Construction Services to provide landscaping and snow removal services with Fairways at Pheasant Run. The contract start date will be November 15.

Two wells have been completed and have been operating well. The berms have greened up and the sycamore trees appear to be healthy. The wells were recently winterized and will be started up again at the end of May. Substantial savings have already been seen from their operation. Thanks to Lal, Rick, and Carl for all their hard work in making this happen.

**Roadways Report**

This season's road repairs have been satisfactorily completed at a lower-than-expected cost. The contractor did a good job; however, communications with homeowners about seal-coating times need to be improved.

A new sign design has been chosen to replace the current deteriorating signs, which will be gradually phased out. The new signs will be constructed of powder-coated aluminum and should last much longer and will be about \$1,000 cheaper than the current wooden signs.

The plan to add more speed limit signs and children playing signs has been approved. The board will need to discuss whether to proceed with this plan. We will need to get homeowner approval before placing the signs on their property. Total cost of the signs to the subdivision will be about \$2,000.

### **Treasurer's Report**

Lal Kurian handed out a report (attached) showing dues collected, late fees, and status of homeowner dues payments. A copy of the budget was attached. The cost of drilling two wells significantly reduced the reserves for this year, but they are expected to decrease the annual water bills substantially. Costs are increasing as the subdivision infrastructure ages. A dues increase is likely, but it should be able to be held at only 5 percent for 2011.

The difficulty of paying the association fee around Christmas season was discussed. Because of the bylaws, however, the date cannot be changed. Also, the possibility of splitting the fee into two payments was discussed, but processing two payments would be an excessive amount of work, so it is not likely to change.

**Resolved:** The board voted unanimously to raise the dues for 2011 to \$525.

**Action to be taken:** An explanation of the reason for the increase in dues will accompany the dues notice that goes out to homeowners in December. Vidya will draft the letter and send it to board members for review.

### **President's Report**

Letters were sent out to homeowners whose properties had not been satisfactorily maintained. The Halloween party will not be held this year because planning was not started early enough. The \$150 that was allocated for the Halloween party will be used to purchase new Christmas decorations for the entrance to the subdivision.

### **Adjournment**

There being no further business, the meeting was adjourned at 8:30 p.m.