

MINUTES
Homeowners Association Meeting
Fairways at Pheasant Run
Thursday, July 28, 2011

A meeting of the Fairways at Pheasant Run Homeowners Association was called to order at 7:05 p.m. Board members present were Vidya Krishnan, president; Rick Marano, vice-president; Lal Kurian, treasurer; Nick Revezzo, director; and Carl Yoder, director. Craig Stephens, roadways manager, was also present. Loraine Yoneda recorded minutes. Six other homeowners were present. The agenda was approved as written.

Roadways Report - Craig Stephens

A report was distributed (see attached). Repairs were delayed this year because of rain and contractor issues. Potholes have been filled and sidewalk repairs have been completed. There will be no seal coating this year; only minor resurfacing will be done. Any sidewalk repairs that have not been done this year will be done next year. Roadway repairs will begin August 15 and last for two weeks.

Action taken: The board approved a change of paying dues to PRRMA twice a year, one in February and one in July, from the current one time a year.

A subdivision map was distributed to show future placement of speed limit and children playing signs. Fast Signs in Ann Arbor will produce and install the signs at a cost of \$1,800.
Action to be taken: Craig will send letters to homeowners announcing when and where speed limit and children playing signs will be installed.

Landscaping Report – Rick Marano

A leak in the irrigation system caused by installation of a sign at the Cherry Hill entrance has been repaired. Most of the sprinkler heads on the Cherry Hill berms were no longer functioning properly and had to be replaced at a cost of \$2,700.

Our landscaping contractor is in the process of installing locked enclosures around the irrigation wells. The contractor was also told to run the sprinklers two times a day in July and August.

A resident pointed out that the sprinkler heads on the Glengarry berms should be raised.

Action to be taken: Rick Marano will look into repair and/or replacement of sprinkler heads on the Glengarry berms for next year.

Treasurer's Report – Lal Kurian

A report and budget were distributed (see attached). As of July 10, 2011, the assets of the association were \$112,380.67. Thirteen homeowners are delinquent in paying their 2011 homeowner dues. Liens have been placed on six homes with prior years' unpaid dues. One home is in the process of being transferred to Wayne County.

Expenditures were briefly discussed. Because of increasing costs and decreasing reserves, an increase in dues will likely be required for 2012 and the years after. Small yearly increases in dues are preferable to large special assessments.

Rick Marano asked if it was possible to put some money into CDs to get a better rate of return rather than put all of it into money markets. Lal said that would cause cash flow problems. Craig said that PRRMA does put some of its reserves into CDs, staggering the maturity dates to assure needed liquidity. He suggested that Lal talk with Tim Klun for guidance.

Action to be taken: Lal Kurian will look into the possibility of investing some of the association reserves in CDs for a higher return on investment.

President's Report – Vidya Krishnan

The issue of reestablishing access to Oakview Park, a nature preserve, between two properties on Glengarry was discussed. The owners of these two properties were present and voiced their opposition to placing a sign on the easement between their properties, citing issues of safety and privacy for their families. The owner of a property on Country Club Road that abuts the easement on that side of the park and that has a sign showing the entrance to the park said that he polices traffic through the easement and has had only a few causes for concern over the twelve years he has lived there. Nevertheless, he would prefer that the sign be removed.

All of the aforementioned property owners stated that this is not actually a park but a common area with no real entrance from their properties and that it is full of hazards, such as falling tree limbs and poison ivy. Also, the homeowners who complained about people walking through their yard to access the park and were insisting on reestablishing the access have moved.

It was suggested that rather than having signs showing the access, that e-mails be sent out to all homeowners that make them aware of the access areas. The term “park” would be changed to “common areas.” The affected homeowners agreed to this and agreed to not hold the association responsible for any negative actions that might occur because of this notice. The homeowners themselves will be responsible for any trespass issues. The owner on the Glengarry side will be allowed to remove the sign.

Resolution and actions to be taken: The board voted unanimously to send e-mails and maps to all homeowners showing the nature preserve areas and their access easements. The term “park” will be replaced with the more accurate “common areas.” Included will be warnings about the hazards within the areas. Vidya Krishnan will compose the message and submit it for e-mail dissemination. Alan Applebaum will remove the sign from the Country Club Road access. The homeowners will continue to maintain the easements.

Board positions will be opening in the fall. Positions that will need to be filled are president, vice-president (landscaping and snow removal), treasurer, director, and secretary.

Action to be taken: Vidya Krishnan will send e-mails to homeowners announcing the board position openings and soliciting volunteers to fill these positions.

Adjournment

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