

Pheasant Ridge Homeowners Association, Inc.

Annual Meeting Minutes

January 30, 2020

Meeting began at 6:01 PM

Introduction of Board of Directors:

- Member at Large: Eleanor Wyatt
- Member at Large: Marjorie Moon (absent)
- Member at Large: Deborah Wigutow
- Member at Large: Lenee Grisier

Introduction of Heritage Team:

David Caldwell and Elizabeth Marvin

Members Present: Marylyn Jones, Bea Aden, Deborah Wigutow, Judi Aden, Nancy Robedee, Eleanor Wyatt, Lenee Grisier, Jenny Gurwell, and Marion Walthall. 6 proxies were received. 15 properties represented. Quorum (20%) was achieved.

2019 Minutes were approved as written. M/S/C. HPM will post as approved on the website.

Old/Unfinished Business - None

New Business - None

2020 Budget:

- The proposed budget reflects an increase of HOA dues by \$10/month for a total quarterly dues of \$150.
- Discussion on snow and ice removal.
 - This would apply for 2+ inches of snow and is just for the sidewalks and common areas. Individual owners are responsible for their driveway. The Board decided not to call in Salvador to perform this service this year as the HOA's funds are quite low. The HOA will need to decide if this service will be continued.
 - This last snow volunteers took care of much of the snow removal. If the HOA maintains this service the dues will need to be increased further. Some areas need to be maintained in order to prevent hazards.
 - Comment that when there is an expectation for a service it should continue to be provided or the owners consulted before a decision is made.
 - The Board will work with HPM to locate vendors to provide this service when needed.
- Comment that owners do not feel that they are getting the service they are paying for from LiquiGreen as there were continued issues with weeds last season. The Board was also informed in the fall that there is an issue with bugs that should have been addressed with the spraying that is performed. Deborah will talk with the owner of LiquiGreen to make sure that they know that the services need to be provided along with additional services at no charge to address the bugs. If the HOA does not see an improvement it was suggested that the contract be cancelled and a new vendor located. HPM will work with the Board as they address this area of concern.
- Question if Salvador will be renewing his contract. Deborah has attempted to contact him with no response.
- Discussion on removal of bushes and trees along Patterson Road as they pose a potential hazard and are difficult to see around. The HOA does not currently have the funds as it will cost approximately \$7,000 to have them all removed. It may be best to have them removed a few at a time and spread the work out over a few years.
- The HOA has been functioning in a deficit for the past few years and is beginning to deplete funds.

- There is only 1 delinquent owner, all others are current.
- Motion to increase the HOA dues by \$25/month. Second/Carried. 2 opposed.
- Comment that the increase seems like too much and that \$15/month may work better for some owners.
- Comment that the HOA needs to find better vendors.
- The Board makes continued attempts to keep costs low, however in general the cost of everything is going up.
- Original motion to increase by \$25/month rescinded.
- Motion to increase the HOA dues by \$15/month/S/C with none opposed.
- M/S/C to approve 2020 budget including the \$15/month dues increase. HPM to post approved budget on the website.
- This increase will be retroactive to January 1, 2020 and reflected on the next quarter statements. HPM will send these out with a copy of the meeting minutes as well as the approved budget.

Nomination of Board Members:

- Deborah Wigutow and Eleanor Wyatt are willing to continue.
- Margorie Moon passed away unexpectedly.
- Lenee Grisier does not wish to continue.
- Floor opened for nominations - none received.
- Motion to accept the slate of nominees - Deborah and Eleanor/S/C.
- Board has 2 vacant positions if any owners would like to participate.

Meeting adjourned at 7:10 PM

Minutes taken by
Elizabeth Marvin
Heritage Property Management