

Pheasant Ridge Homeowners Association, Inc.

Annual Meeting Minutes

May 27, 2021

Meeting began at 6:03 PM

Introduction of Board of Directors:

Member at Large: Eleanor Wyatt

Member at Large: Deborah Wigutow

Eleanor Wyatt has resigned from the Board effective immediately but will consult when needed. Thank you Eleanor for all of your hard work and dedication.

Introduction of Heritage Team:

David Caldwell and Barbara Butzen

Members Present: Bea Aden, Deborah Wigutow, Judi Aden, Eleanor Wyatt, Jenny Gurwell, Ted Ryczek, Val Thompson, and Kim Briggs

2 proxies were received. 10 properties represented. Quorum was achieved.

2020 Minutes were approved as written. M/S/C. HPM will post as approved on the website.

Unfinished Business -

- Dean Ward has been contracted for one season. Not spraying the last three yards.
- Fertilization - twice now. Spray for weeds once in Spring and once in Fall.
- Flower beds and rocks are up to homeowner to maintain.

New Business -

- Patterson Project - doing a section at a time. 1st phase to remove shrubs.
- 2nd phase rock area to be regarded. No plants will be replaced.
- Re-rock of entire area.

2021 Budget:

- Discussion on snow and ice removal.
- This would apply for 2+ inches of snow and is just for the sidewalks and common areas. Comment that owners could easily do the sidewalks in front of their homes as well as driveways.
- Question if Salvador will be renewing his contract. Deborah has attempted to contact him with no response.
- The Board makes continued attempts to keep costs low, however in general the cost of everything is going up.
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2021 Budget was approved. M/S/C None opposed.

Nomination of Board Members:

- Deborah Wigutow has offered to stay on.
- Floor opened for nominations - none received.
- Motion to accept the slate of nominees - Deborah M/S/C none opposed.
- Board has 2 vacant positions if any owners would like to participate.

Meeting adjourned at 6:52 PM

Minutes taken by
Elizabeth Marvin
Heritage Property Management