

Minutes were  
approved at the  
2017 Ann Mtg

# Pheasant Ridge Homeowners Association, Inc

Annual Meeting Minutes

April 26, 2016

Meeting began at 6:35 p.m.

Introduction of the Board of Directors:

President: Bea Sheldon-Aden  
Treasurer: Eleanor Wyatt  
Member at Large: Marjorie Moon-not present

Members present: Marion Walthall, Valerie Thompson, Deborah Wigutow, Susan McBee [2 properties], Marilyn Jones.  
2 proxies were received.

Introduction of Heritage Team:

David Caldwell, Becky Jett

2015 Minutes were approved as written. M/S/C

Presentation of proposed 2016 Budget

- Discussion regarding lawn maintenance contract and what Salvador charges for individual yard work. HPM to investigate.
- Discussion about snow removal
  - HPM to investigate snow removal charges. HOA only takes care of snow removal from public sidewalks.
  - Homeowners are responsible for snow removal from driveways and personal walks.
- Approval of proposed budget as presented. M/S/C. HPM will post on website.

Old Business: None

New Business:

- Currently RDR takes care of the irrigation system for the HOA common areas. Concerns were discussed that RDR is based out of Delta and is unable to fulfill Pheasant Ridge needs especially in case of emergency. The Board is considering other options and will contact other providers. It was proposed that whoever the new provider is, they sign a contract.
- Liqui-Green is again providing weed and feed for the HOA. They are scheduled to be in the neighborhood on Thursday, April 29.
- Discussion about cracks in streets and sidewalks. Issue was tabled at this time as expense to repair cracks in asphalt is too high.

Nomination and election of Board Members:

- No nominations or new volunteers were received.
- All current members offered to continue serving.
- Vote of confidence for the current Board of Directors to continue as is. M/S/C

Other discussion/Open Forum

- Someone other than Bea needs to learn the irrigation system [how it operates, location of pipes, etc]

The meeting adjourned at 7:35 p.m.

Minutes taken by

Becky Jett

Heritage Property Management