

Minutes were approved
at April 26, 2016 Annual
Meeting.

**Pheasant Ridge Homeowners Association
Annual Meeting
Tuesday, March 24, 2015**

The meeting was called to order by David Caldwell, Heritage Property Management at 6:30 PM.

In Attendance:

John Aden
Lenee Grisier
Susan McBee
Marj Moon
Ken Powell
Bea Sheldon-Aden
Valerie Thompson
Marion Walthall
Deborah Wigutow
Eleanor Wyatt

Present by Proxy:

Lois Hedges
Pauline Nelson
Rosanna Munroe

Introductions

David introduced the current Board of Directors:

Bea Sheldon-Aden, President
Eleanor Wyatt, Treasurer
Marj Moon, Board Member

In addition, he introduced himself and Debi Caldwell from Heritage Property Management.

Minutes

The minutes were presented for the 2014 Annual Meeting. It was moved and seconded to accept the Minutes. They were approved unanimously.

Budget

The 2014 Budget was presented.

It was moved and seconded to accept the budget as presented. The budget passed unanimously.

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Old Business

Discussion regarding termites. Three homeowners had termites. There was no damage.

Marj has her basement sprayed every three (3) months for black widow spiders.

The pavement by the mail boxes has been fixed and looks good.

Shubbery along Patterson Rd and in common area was trimmed.

New Business

Discussion regarding collection policy which was sent to all homeowners.

John talked about the irrigation system. System is gravity fed. The HOA gets water from the ditch across Patterson Rd. Three (3) outlets are in the vault. When filled, water goes into Pheasant Ridge and the pond. It is not filtered until it reaches the pond.

Discussion regarding snow removal. Heritage Property Management will send a notice on October statements reminding owners to have snow removed from sidewalks.

Salvador is the grounds maintenance person. Homeowners agreed he does a very good job and encouraged homeowners to hire him for projects. His standard rate is \$25/hr and can be prorated for individual jobs.

Discussion regarding coordinating a neighborhood yard sale and get-together at the park.

Nomination and Election of Board Members

The current Board of Directors has agreed to serve for another term.

The meeting was adjourned.

Respectfully submitted,

Debi Caldwell
Agent
Heritage Property Management