

**Pheasant Ridge HOA
Board of Directors Meeting
April 25, 2018**

Lenee' Grisier, Marj Moon, Deb Wigutow and Eleanor Wyatt were in attendance.

The purpose of the meeting was to discuss some questions that Lenee', being a new board member, had in regard to the document titled Amendment to Declaration of Covenants, Conditions and Restrictions of Pheasant Ridge Estates and the document titled Articles of Incorporation for a Nonprofit Corporation, and questions that other board members had from our last board meeting.

Article V of the CCR – Party Walls

This question came up at our last board meeting because Deb had received a question from a homeowner regarding the rules of maintenance and repair of walls in the subdivision. Discussion followed regarding the rules as stated in Article V. Also Deb brought a copy of the December 6, 2000 minutes of the Pheasant Ridge HOA. The minutes document a deteriorating condition of the masonry wall along Patterson Road reported by the then President of the HOA. He had obtained an inspection and report by an engineer to the effect that it was a culmination of many factors which caused the fault, i.e., the type of soil, inadequate foundation for the type of soil, water drainage under the foundation caused by adjacent homeowners' sprinkling systems and the HOA's own watering of the shrubs on the south side of the wall, the slope of the highway and terrain from south to north at this point. Since it would cost an exorbitant amount to repair or replace this wall correctly, the engineer suggested that the damage to the wall could possibly be stabilized to some extent by cutting off the water to the shrubbery on the south side.

Discussion followed and general consensus was to continue with this recommendation, for the time being, of limiting water in this area in order to limit further deterioration.

Article VI of the CCR – Maintenance of the Planned Community

Discussion followed with long-time Board Members offering clarification of what the HOA Board can and cannot do in regulating maintenance within the subdivision.

Article IX of the CCR – Architectural Control

Since the HOA Board had just received an Architectural Control request from a homeowner, Lenee' requested a clarification from the Board regarding the process for approving or denying such a request. After some discussion, the members of the Board generally stated that in the past the Board or Architectural Committee has been fairly lenient in its deliberations for approvals. In the case of the most recent request, since the homeowner had already started making the changes in their yard, the HOA Board felt that the homeowner should be allowed to finish their project without a formal approval.

Article XI of the CCS – Restriction Upon Use Of Property Within The Planned Community – Section 1 – General Restrictions (n) – No Temporary Structures

Lenee' asked for clarification of this restriction because of the neighbor to the East of Eleanor Wyatt's house who has what appear to be several temporary structures in her back yard which are very unattractive and unsightly. Discussion followed with the Board members stating that previous complaints had been voiced and it appears that there is no remedy that the HOA can render.

Other items of Discussion

The topic regarding trimming the shrubs along Patterson Road came up and a discussion followed as to whether Salvador Rivas was physically able to tackle this job or whether the HOA should find someone else to do it. Deb had obtained a quote from a young man referred to her by her Handyman. The quote was for \$550 and included any hauling of cut shrubs, etc. The Board approved.

Irrigation water and the irrigation system within the subdivision was discussed. Deb is continuing her research and increasing knowledge of the overall irrigation within the subdivision.

Respectfully submitted,
Lenee' Grisier