

# PheasantRun

T O W N H O M E S   H O A

July 31, 2007

Subject: Minutes recorded by Linda Parks

Location: Jared Kohlmann Residence

In attendance:

Jared Kohlmann, Elizabeth Fischer, Linda Parks, Claudia Lohuis, Robert Drew

1. Review and approved previous minutes, financial and delinquency reports.  
One owner is delinquent.
2. Robert Drew notified us that city does have water audit space available, Jared will follow up.  
\$5,000 dollars was transferred to open new bank account from Robert Drew.  
Robert Drew is no longer property manager. Pheasant Run is now self-managed by the board.  
Expenses are down \$2,600, mainly due to budgeting of landscaping.  
Curb and concrete along MacArthur has been repaired. PRHOA will pay a percentage of repair which has been split with city. Claudia to send Alex May a thank you for his help in this matter.  
City has revised our water budget. We will receive credits. Budget now: 124,000 gallons for each summer month, actual use 217,000 gallons (2 months).  
Jared to ask landscaping company about using a slow release fertilizer to slow down grass growth.  
Association will keep an eye on the grade of our lawn along the Arapahoe sidewalk as the road project moves to completion.  
Follow up on elms behind smaller units is that the fungus/mold is not toxic/dangerous to humans, we will keep an eye on trees and revisit in spring.  
Roof and gutter debris removal will wait until fall clean-up.  
Board has approved a fee of  $\$150 \times 2 = \$300$  in and out fee for handling transfer fee of unit sales.  
Jared looking in to web Quickbooks vs purchasing a single license to install in hard drive to make a transfer of responsibilities down the road easier.
3. Elizabeth has made [www.pheasantrunhoa.com](http://www.pheasantrunhoa.com) live, but it is still being updated.
4. Architectural review of Jay Lohuis landscaping request approved.