

# PheasantRun

T O W N H O M E S   H O A

May 21, 2008

Subject: Minutes recorded by Linda Parks

Location: E. Fischer Residence

In attendance:

Jared Kohlmann, Elizabeth Fischer, Linda Parks, Claudia Lohuis

1. Opening discussion on garbage costs and how to maintain.  
Jared researched options. Board supports a pre-purchase, one per unit tag idea per month.  
Units will receive tags and HOA will issue overage charges where applicable.
2. Asphalt/Cement drives  
Cul-de-sacs are all in need of replacement and/or maintenance. Maintenance fees average \$250 every other year. Replacement of minimum 6 inch depth of material  
Middle location needs replacing / End location needs replacing / Front needs patching  
Costs to fix end and mid sections: \$8,500
3. Current balance in accounts is \$15,000  
Goal by end of 2007 is to have \$9,000 - 10,000 in reserves.
4. Snow Removal  
Board is not satisfied with current snow removal vendor and is contesting charges. We will ask around for referrals for a new vendor for 2008 snow season.
5. Website  
Board will create a realtor page, containing documents related to selling.  
Insurance company contact information will be added along with payment coupon pdf.
6. HOA will earmark reserves for future projects for tax purposes. Categories may include asphalt, landscaping, paint/maintenance categories
7. Linda will set up a newsletter grid format for next issue of minutes
8. All driveways have been regraded and replaced in cooperation with city for only \$1,200.
9. Unregistered vehicles will have signs posted and then towed if not in compliance (currently (2) on property)
10. Tree trimming and landscaping will be done in 50/50 splits (Spring / Fall)
11. Claudia Lohuis was extremely generous in donating food for spring clean up BBQ in exchange for labor  
thank you Claudia and Jay for cooking, yum!
12. Board was disappointed in turnout for Spring clean-up. Next year clean up may be done by landscaping company at cost to homeowners. Owner apathy is high with lack of participation, board discussed how to engage people to take an active role in the property and management. The current board will need to be replaced, Linda Parks has acted for 4 years. Since we are self-managed at this time in order to keep dues down and build reserves owners will need to step forward or dues will have to be increased to afford a management company.
13. Next meetings at 1543 Harrison Ave. at 6:30 pm  
June 18 / July 23 / Aug 20 / Sept 24 / Oct 22