

Pheasant Run Homeowners: Minutes by Linda Parks on August 18, 2010  
Elizabeth Fischer, Jared Kohlmann, Claudia Lohuis, Linda Parks

#### LANDSCAPING:

Elizabeth has purchased and planted a new bush which replaced the one that died in the cul-de-sac. Linda will see if she has some grass seed to bring to next meeting or when she stops by for Elizabeth to sprinkle around the base of the bush.

Junipers have been cut down around the third building, but there are other that need to be removed. Linda will walk around and note list on dead junipers for next meeting.

Lonnie still needs to fix sprinkler head behind 1577 MacArthur, it is a 4-inch round head lid which has broken off. The broken head along MacArthur was fixed. Along with other system leaks problems.

Stump removal behind Elizabeths unit needs to be addressed in next years tree trim budget. Ask Brielle to remove debris west side of building.

Lonnie will be contracted, and the HOA will pay to remove Carol's dead aspen and Sean's dead aspen. Jared will contact property manager for the unit in his cul-de-sac to remove the split tree within the entrance to the unit.

#### BUILDING MAINTENANCE:

Painting maintenance update: a few small areas still need to be touched up, we are waiting on contractors ladders to become available. Carol's trim board still needs to be sawed down to prevent rain run off from diverting to front units siding which is causing the peeling.

Elizabeth and Jared will review the exterior units decks. Some decks are not being maintained by homeowners and are rotting. They may need to be replaced in order to maintain exterior facades and keep away pests. It is the tenants responsibility to maintain decks for safety and property value reasons. A letter of concern will be drafted and sent to all homeowners focusing on the decks most in need of repair. This letter will request a response by an indicated date.

Linda will go and measure the width of the Trex that needs to be replaced in front of the Kelly's unit. Als need to follow up on Trek color Madeira. Linda will stop by Home Depot and see if we can get a piece.

Should fireplaces be inspected? Jared needs to call American Family Insurance and ask what they recommend, he will also discuss our insurance coverage amount.

continued on next page.

**PUSHED BACK TO 2011:**

Concrete filling on cracks needs to be looked at and we need to be proactive.  
Jared will call company that put in the asphalt to look at concrete.

**SKYPE & GOOGLE:**

We know have a Google phone number. (303) 630-9683

We are setting up a Skype account so Claudia does not have to drive to meetings, and any other HOA owners will be notified that they can sit in on a meeting via SKYPE.

**FUTURE MEETINGS:**

Thursday next meeting at 6:30 will talk about any HOA rate hike.

Annual Meeting: Wednesday, October 13, Borders, 7:00 PM

Elizabeth will send save the date card and e-mail to all homeowners.