

Pheasant Run Homeowners Annual Meeting
Minutes by Linda Parks on September 11, 2011

Attending:

Elizabeth Fischer, Vice Pres.

Jared Kohlmann, Pres

Linda Parks, Secretary

Claudia Lohuis (1545)

John Esau (1507) Resident

OPENING DISCUSSION

Profit + Loss Statement Review

Balance Sheet

Proposed Annual Budget 2012

\$190/\$145 proposed increase of the annual dues notice to be sent out

Expected end of 2012 cash to be out in reserves is \$11,398

End of 2011 reserves should be approximately \$30,000

Possible switch concrete to 2012 and paint and carpentry to 2013

First cul-de-sac concrete is disintegrating

ANNUAL MEETING GOVERNING DOCUMENTS DECLARATION CHANGE

One document needs to be approved by members (14 votes).

Not enough attending Annual Meeting to vote.

We will do a .pdf and e-mail out with a reply form (integrate an editable voters form).

That will be attached to the document.

Board approved the nine SB-100 policies.

Board approved and adopted the amended by-laws .

Board approved dispute resolution policy.

Board approved the conflict of interest policy.

Board approved the collection policy.

Board approved the reserves study policy.

Board approved the policy regarding the adoption of policies and rules

Board approved the investment of reserve funds policy.

Board approved the records inspection policy.

Board approved the enforcement policy.

NEW TOWING COMPANY AUTHORIZED

Hamilton Towing, Jared and Elizabeth are authorized to call.

UNIT SOLD

\$300,000 1555 MacArthur

GARBAGE CAN PROBLEMS

People are not putting their garbage cans into their garage, they are leaving them out all week.

Landlords need to enforce the rules and regulations on the grounds and make sure that their tenants are complying with these rules. May have Elizabeth husband who is an attorney draw up a legally worded form.

John Esau will come and be involved on the board.
All are welcome.
Send the minutes from last month to Elizabeth.

FORM Information to be done by Linda:

I (name) at (address)

have read and vote (check box) YES (check box) NO

to adopting the amended declaration of Covenants, Conditions and Restrictions of Pheasant Run at Willow Ridge.

Date

Unit number

Please save this document with your unit number and all fields filled in and e-mail this form to president @pheasant runhoa.com or mail PO Box