



Pheasant Run HOA

PO BOX 20905 Boulder CO 80308-3905

president@pheasantrunhoa.com

(720) 296-3740

Pheasant Run Homeowners Annual Meeting

Minutes by Linda Parks on June 14, 2012

In attendance:

Elizabeth Fischer, Carol Herrick, Linda Parks

OPENING DISCUSSION

RODENT TRAPPING

Traps have been set by Pestrite, and will be baited other month.

Pestrite stated we will not get rid of the rats because they are have most likely been displaced by the hospital construction North of Arapahoe Road .

ROOF LEAK

Van Lier Roofing came out to check the roof leak at Mark Buzak's unit. It turned out that the damage was being caused by an internal plumbing issue.

SPRINKLERS

There has been a leak in the system, the system has been checked and repaired.

Elizabeth will call Great Outdoors and add one day to the current watering schedule.

Current water schedule has been three days, we will ask them to add one more day.

LANDSCAPING

Grass: two patches of sod and seeding that were added to the barren areas have not taken well. We are adding an additional category to the budget for extra improvements in this area. Josh spoke with Elizabeth about wanting to improve the side of Harrison along his building, he suggested he will do the labor and purchase the plants he will need. He was advised to comply with the architectural review form and indicate plants that he intends to purchase. We will suggest they are drought tolerant and also that the soil needs to be amended along with an Excel power line locate. Any plans need to be presented to the Board for approval before any work begins.

BUDGET

Review of the spread sheet with projection of reserves.

Elizabeth will draft a letter to all owners that shows dues increase projections vs. assessment options, with the Board's recommendation. The purpose is to get owners preference on this increase vs assessment.

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EXTERIOR OWNER RESPONSIBILITY

All owners and owners with rental units need to be aware and comply with the HOA rules about keeping the area clean around their units. Trash, cardboard and other items should be stored in the garage until trash pick up. There are rats and we are trying to make sure that they are not finding food.



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Absentee landlords should check in with their properties inform tenants of the responsibility they hold to keep grounds within the HOA Rules.

EXTERIOR MAINTENANCE

Competitive bids were reviewed for the building end cap project. One bid of two was more complete. The new bids are more competitive then Burnett Construction and were done by licensed contractors.

- MD Builders
- Kauffman Construction (not complete)

Questions to get back to bidders on:

- Projected availability and references

BANK ACCOUNT

Due to Jared Kohlmann leaving the Pheasant Run HOA Board of Directors, Carol Herrick has consented to having her name and signature added to the account. They will stop by Compass Bank and have this done.

GARBAGE TAGS

An e-mail will be sent to all homeowners that Elizabeth has garbage tag that can be picked up when tenants/owners need to bag up extra trash .

Next meeting: July 12th, 6:30 PM (all welcome)

Location: Elizabeth's unit