

Pheasant Run Meeting Minutes  
1/31/13

Present: Elizabeth Fisher, Brielle Cataldo, Josh Lorton, Carol Herrick, Linda Parks  
Minutes taken by Carol H.

Elizabeth showed copies of budget sheets; \$46,000 presently in account

**Main concerns and expenditures for this year:**

1. Painting of properties
2. Sprinkler System replacement, either in planned stages or totally, depending on bids/costs
3. Landscaping – talk to Lonny about present arrangement; concern about quality of recent work and reason for broken sprinkler (Elizabeth will continue talking to)
  - get bids for new companies (Linda has a company, Elizabeth will re-contact Hummer Landscaping and also talk to Great Outdoors)
  - most landscaping companies also do sprinkler systems but not necessarily.
4. It was discussed that sprinkler system repairs/replacement is the priority and if painting needs to wait a year, can apply primer on crucial areas of concern
5. Elizabeth (with Carol?) plans to walk property in (tentatively in March) with painter Tom Seaman and the contractor Matt Dumler who recently replaced and painted end wall this year. Did a good job and good pricing.
  - discussion about possibility of new color and different colors .
  - Elizabeth said cost is the same for overall color or different colors on units
  - will ask homeowners, Jonathan Mischke to create sample color schemes, if still interested, as he expressed interest in proposing such

**Other items:**

1. dog poop still a big problem in smaller unit area. Brielle will talk to tenants of Linda's unit and other dog owners.
2. Strong concern about why Travelers insurance covered inside water pipe damage in Unit 1597. PHOA also covered \$1000 deductible. Josh will look into and report back to board.
3. Megan and Johnathan were told by house inspector that gutter needed to be 10 ft from unit. We agreed that this can be easily fixed without hiring a gutter service ....10 ft. sounds excessive and Elizabeth will let owners know that 5 ft. should be enough. Owner can add extension. Josh offered to do the work, "takes 2 minutes"
4. Elizabeth proposed and all agreed that a system of "warnings" for standards of cleanliness, maintenance and policy is the next step for homeowner compliance: three letter templates – 1) friendly request, 2) one month

notice that fees will be levied and 3) following months a letter and \$50 charge first month, \$100 charge thereafter.....will continue to add to homeowners' account due until resolved.

5. General discussion about standards in general such as consistent light fixtures, screen doors matching colors, trash cans non -exposed, etc. and how to monitor.

Next meeting: Thursday, Feb. 28<sup>th</sup> at 6:30.