

Pheasant Ridge Townhome Association Annual Meeting
Tuesday, May 24, 2016
Summit Oaks Community Room
Minutes (Draft A- to be approved at May 2017 Annual Meeting)

Board members present: Scott Schulte, President; Jerry Dhennin, Vice President; Bonny McIntyre, Treasurer, and Jerry Soma, member-at-large.

Association members present: Lou Bauer, Beth Dhennin, Shirley Dussl, Jim Dussl, Maria Gadbois, Randy and Alice Getchell, Paul and Laura Hansmann, Bob Jorgens, Karen Keeffe, Norm and Mary McGraw, Cindy Millard, Darrell and Debbie Olson, Jan Schulte, Sheila Soma, and Stan and Solveig Vogel.

Also in attendance: Krista Johnson and Tom Moran, Greater Midwest Property Management Company.

I. Call to Order

President Scott Schulte called the meeting to order at 7:00 PM and declared that a quorum was established. He welcomed everyone to the Annual Meeting and referenced the meeting packets placed on each table. The draft Minutes from the May 2015 Annual Meeting were then distributed to all present since the incorrect Minutes had been placed in the meeting packets.

II. President's Report – Scott Schulte

We've had a good year at Pheasant Ridge and our Reserves are healthy and continue to grow. The Board has not decided if there will be an increase in dues next year. We have one resident who is behind on late fees.

We won the lawsuit! Didn't get as much as we wanted; but, enough to get a number of repairs made. We are using some of the money for landscaping (~\$11,000). A second lawsuit has pre-awarded damages, so we should get another \$16,000 to \$20,000.

Our current Property Manager, Krista Johnson is leaving us. As of June 1st, Tom Moran will be our new Property Manager. Scott thanked Krista for her fine work with the PRTA and all present agreed with a round of applause.

IV. Treasurer's Report – Bonny McIntyre

Bonny referenced the financial report included in the meeting packet. Regarding our Profit and Loss Statement, we stayed within budget. The City of Coon Rapids has informed us that we have nine units from 2002 that are still financed through the City.

We received \$88,100 from our Insurance lawsuit. A total of \$44,177 has already been spent for repairs on some PRTA units (used Pro Home to re-roof and repair gutters). An additional \$11,000 is planned for updating our landscaping and the Attorney's bill is \$9,000.

V. Property Manager's Report – Krista Johnson

It is very important that all use the *Request for Action* forms provided on our PRTA website for any repairs or concerns. If you don't have Internet, call Tom Moran at the Greater Midwest Property Management office for help with your request.

Scott reported that the Committees would be resurrected and everyone could be as active as they want. He also said that the DNR told us that our well had never had a meter. Jerry Dhennin arranged to have a well reader installed.

VI. Architecture Committee – Darrell Olson

Darrell advised that we need volunteers to take care of our PRTA sign and to paint the foundation around the buildings, etc. Contact either Scott or Darrell if you can help. The PRTA would pay for the paint. Areas that the PRTA will also address include deck, driveway, curb, gutter and drainage repair.

Various questions from the homeowners were then addressed. Areas that are the responsibility of the homeowner and must be reported on a *Request for Action* form include window repair or replacement and building railings on front steps. Homeowners are responsibility for pressure

washing your decks. If you need a handyman, contact either Darrell or Tom for recommendations. The Board is still pursuing options regarding the sidewalk drainage issue.

VII. Election of 2016-17 Board of Directors

Scott announced that the terms of two board members, Jerry Soma and Debbie Jorgens, have ended and he thanked them for their service. Cindy Millard and Jim Dussl agreed to be placed on the election ballot and Scott announced that any nominations from the floor would be welcomed. The ballots were counted and Cindy and Jim were unanimously elected for a three-year term ending May 2019.

VIII. Approval of Minutes from the 2015 Annual Meeting

A motion was made by Jerry Soma, seconded by Maria Gadbois, and unanimously carried to approve the Minutes of the May 12, 2015 Annual Meeting as written and distributed.

IX. New Business - Krista Johnson

Krista led a discussion on the new landscaping. Members agreed that they would like their areas of rock be "topped off" with new rock instead of replenishing just the bare areas. Krista said that doing so may cost more than budgeted; however, she would advise the landscaper. A question was asked about trimming overlapping trees. This would require a *Request for Action* form.

The Board is creating a "small" project list and a "large" project list for Spring and Summer maintenance; i.e., caulking and weather stripping, etc. A *Request for Action* form is required.

X. Adjournment

A motion was made by Jim Dussl, seconded by Darrel Olson, and unanimously carried to adjourn the meeting at 8:00 PM.

Respectfully Submitted,

Mary McGraw for Secretary Debbie Jorgens