

Pheasant Ridge Townhouse Association

Annual Homeowners Meeting

Wednesday, May 16, 2018

Summit Oaks Apartments

11750 Tulip Street NW, Coon Rapids, MN 55433

Time 6:00pm, Social Hour 5:30pm

5:30 - 6:30 Registration of Members/ Owners

I. A Quorum was established with those present and proxy certification

II. Minutes

- The annual meeting minutes from 2017 were presented.
- Lou Bauer made a motion to accept the minutes.
- Maria Gadbois seconded the motion. Following a brief discussion the membership approved the minutes.

III. Treasurers Report

- Association is in good financial shape. Dues will not need to change this year. Reserves are on track.
- A motion was made by Cindy Millard to accept the report, seconded by Marlys Olson.
- The change of garbage company was discussed. The membership approved the report.

IV. Presidents Report

- Garbage, Irrigation repairs, Landscaping
- Hazardous driving conditions on TULIP STREET as a result of cars being parked on both side. s of street a couple days of the week has been brought to the attention of the City of Coon Rapids, and what can be done about it.
- Stable reserves for the association. The issue of a 55 and over community was discussed with the boards findings. It was decided that it would not be a productive move.
- Dog barking problem discussed.

V. Elections

Ballots were collected and tallied by Beth Dhennin and Deb Jorgens, Mary McGraw was appointed the ballot auditor.

VI. Homeowners Forum/ New Business

- The city is not responsible for plowing the entrances to the park from Tulip or 118th. It is the association. It's not budgeted for.
- Tree planting between units 11709 and 11717 timeline.
- Landscape rock could be spread around better to fill in bare areas.
- Complaints on tree trimming to a canopy level. This was done for the health of the tree.
- Wing wall repairs were discussed. Unit 11755 has requested to expand their deck to connect to the wing wall. Construction plans will be submitted to the board with proposed guidelines for future deck changes at homeowners expense.
- Unit 11681 is still having ceiling and skylight problems. Jim has tried several times to look into it.
- Siding repairs
- Replacing front door - blend with the standards of the Association
- A late summer picnic was proposed. More info to follow
- Darrell Olson has a slide show to show what repairs are upcoming.

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VII. Election Results

Darrell Olson and Bonny McIntyre were voted to be on the board.

VIII. Adjournment

Beth Dhennin made a motion to adjourn, seconded by Deb Jorgens.

Approved by all.

IX. Executive Session

Election of officers

Scott Schulte - President

Jim Dussl - Vice President

Bonny McIntyre - Treasurer

Cindy Millard - Secretary

Darrell Olson - Director at Large

Passed by board

Next meeting June 20, 2018 at 11751 Undercliff Street