

Pheasant Ridge Town Home Association Annual Meeting Draft
Wednesday , May 24, 2017
Summit Oaks Community Room

Board members present: Jerry Dhennin, Vice President; Bonny McIntyre, Treasurer; Cindy Millard, secretary

Association members present: Lou Bauer, Beth Dhennin, Shirley Dussl, Kay Dussl, Maria Gadbois, Randy and Alice Getchell, Paul and Laura Hansmann, Karen Keeffe, Norm and Mary McGraw, Darrell and Debbie Olson, Diane Prady, Jan Schulte, Sheila and Jerry Soma, and Keith Sherer.

Also in attendance: Mary Schmidt, Greater Midwest Property Management Company.

I. Call to Order

Vice president Jerry Dhennin called the meeting to order at 6:20 PM and declared that a quorum was established. He welcomed everyone to the Annual Meeting and referenced the meeting packets placed on each table.

II. Annual Meeting Minutes

The draft Minutes from the May 2016 Annual Meeting was distributed to all present. Motion was made by Beth Dhennin to approve the minutes of the 2016 annual meeting and Maria Gadbois seconded it. All approved.

III. Vice President's Report –

We've had a good year at Pheasant Ridge and our Reserves are healthy and continue to grow.

IV. Treasurer's Report – Bonny McIntyre

Bonny McIntyre referenced the financial report included in the meeting packet. Regarding our Profit and Loss Statement, we stayed within budget. She had no concerns. A motion was made by Cindy Millard and seconded Lou Bauer to accept the report. The discussion following presented a question regarding a line item on litigation on the report. It was answered that all litigation regarding insurance claims to date are resolved. The vote followed to approve the report.

V. Property Manager's Report – Mary Schmidt

Mary introduced herself and explained her role as property manager and asked for owners to pass requests and concerns onto her at their website or her email which is in the meeting packet. She asks for patience as she gets oriented in her new role.

VI. Architecture Committee – Darrell

This years focus will be on drainage and ice damming. Run offs onto driveways and sidewalks. Gutter up grading. Other repairs can be looked at via the request for action form on the Pheasant Ridge Town home web site.

Garage and deck repair on one unit.

Darrell has set up a time with Mary Schmidt and Jerry Dhennin to do a property walk around to acquaint Mary with the issues and general layout. This will be Tuesday, June 6, at 3:30.

VII. Election of 2017-18

One board position was open and candidates were requested. The only candidate offering to run was Scott Schulte. Motions were made and accepted to put Scott on the ballot. A show of hands vote was unanimous. The board will decide who will fill the roll of President among its members for Scott wants to step away from that position.

VIII. New Business

- Marie requested a page of all names and addresses of the homeowners. This was included in the meeting packet but was in very small print. Mary S. Agreed to redo it and send it out.
- Lou Bauers daughter spoke for her regarding continued roof leakage and patio drainage issues which is harboring mold. A letter was presenting a request for action. This was requested last year and checked into but not resolved. The board will address this in an upcoming meeting.

- Diane Prady requested information from the lawn service regarding spraying and blowing. Were the apple trees sprayed this year? A letter needs to be sent out to the lawn service to address the concerns of the homeowners.
- Beth, discussion regarding a Welcoming Committee. Lets try an do this informally when we know we have a new neighbor.
- Summer potluck, painting party was discussed. Those that enjoy painting can help those that can't to touch up the peeling paint, rust stains, etc. We can make it a backyard (park party).
- A request for announcements on the dates of the board meeting to be emailed and mailed for those that don't have email, Lou and Shirley.
- Website needs clean up for easier access.
- Request for hand rail discussed.
- Driveway seal coating was discussed. Won't be done this year. A schedule will be discussed by the board.

IX. Adjournment

A motion was made to adjourn by Beth Dhennin and seconded by Lou Bauer. Unanimous vote.

Respectfully Submitted,
Cindy Millard