

Pheasant Point I Homeowners Association

Minutes of June 4, 2019 Annual Meeting

1. Meeting called to order.
2. A quorum was met via proxy vote or physical lot owner presence.
3. Prior year's meeting minutes were approved.
4. Discussed financial report. Expenses exceeded income primarily because the period for recording expenses exceeded twelve months. Future reports will be based on fiscal years that correspond to the calendar year.

New expenses for the year have included upkeep (mowing and weed spraying) of the Lot 2 – the water retention basin on Caribou Dr. - and spraying Spruces around the entry monuments for Rhizosphaera Needlecast, a fungal disease.

Proposed and approved an increase to our HOA annual fee from \$200/year per lot up to \$220/year per lot. The last increase was from \$180/year per lot up to \$200/year per lot in 2015.

Reminder that \$1800 of dues goes to the pond fund annually in order to build a sinking fund to defray costs of replacing pool liners and pumps when the time comes. The pool fund is a separate checking account and currently amounts to \$7800. These pools are retention basins in addition to being aesthetic enhancements to our Timber Lane entry.

5. Formed a Parks Committee. Mike Schubert volunteered. Responsibilities will include upkeep for the monuments and Lot 2 including mowing, spraying and attention to the stone piers as some stone fascia has fallen off. Spraying includes for weeds as well as for Rhizosphaera. (It was noted that some sprays used by Tree and Lawn Maintenance Companies are toxic to humans, so lot owners should be aware as they contract these companies for their own yards.)
6. Reminder that the Architectural Control Committee has ongoing responsibility to review a number of changes being considered by lot owners including any new permanent structures. These would include backyard fences, pools including pool houses or pool slides, garden sheds,

outbuildings, ball courts, swing sets. Also any exterior color changes should be run by this committee.

7. New Business.

A new annual electronic communication will be initiated and distributed following this meeting.

NextDoor is an online site to facilitate communications within the neighborhood. Our HOA will facilitate our access to that site but does not run nor necessarily monitor that site.

There will be an electronic website for lot owners to access Covenants and By-laws. Also various clarifications to the Covenants have been passed over the years and these also will be posted online. (These clarifications may not technically be part of the Covenants since they were never filed but they do provide guidance by the HOA members at the time of execution).

A new directory is in the works.

Agreed that no additional plantings are needed around the monuments as the piers looks very nice as is.

Noted that HOA officers are not doing neighborhood policing, regarding covenant infractions. If you observe infractions, please contact one of the officers.

Agreed to add two officers to the Board - the Parks Committee Chair (Mike Schubert) and a Secretary to support the invoice processing, mailings and minutes (yet to be determined at the time of the meeting). Current officers are Craig (C.J.) Klaas and Melissa Thomley.

Mike Simon is no longer involved in our mail boxes, re: replacements. We are getting quotes for replacement parts. Paint colors will be posted on line so lot owners can freshen the paint on their posts/signs.

Discussed the Town's decision to not provide recycle options behind the town hall and approved a motion to request the Town of Middleton reinstate these services.

8. Adjourned.