

**Pheasant Point 1 Homeowners Association (“PP1HOA”)
Annual Meeting
Meeting Date: 3/5/2020**

Board of Directors (“Directors”)(Craig J. (C.J.) Klaas & Melissa Thomley currently act in this capacity):

1. Vacant
2. Vacant
3. Vacant

Officers:

1. **President:** Craig J. (C.J.) Klaas (Present for the meeting)
2. **Vice-President:** Vacant
3. **Secretary:** Deneen Wellik (Present for the meeting)
4. **Treasurer:** Melissa Thomley (Present for the meeting)

Committees:

1. **Architectural Control Committee (“ACC”)(Created in Article XIV of Bylaws)**
 - a. **Mike Montalto** (Not Present for the meeting)
 - b. **Scott Lindblom** (Not Present for the meeting)
 - c. **Dale Egeberg** (Present for the meeting)
2. **Parks Committee (“PC”)(Created by need and not as a requirement of the Bylaws)**
 - a. **Mike Schubert** (Not Present for the meeting)
3. **Mailbox Committee (“MC”)(Created by need and not as a requirement of the Bylaws)**
 - a. **Mike Schubert** (Not Present for the meeting)
 - b. **Craig J. (C.J.) Klaas** (Present for the meeting)

Minutes:

Craig J. (C.J.) Klaas (HOA president) brought the meeting to order and a quorum was determined by attendance and by certification of proxies.

The minutes from the 2019 meeting were approved unanimously.

Treasurer’s Report

Melissa Thomley reviewed income (\$11,660) and expenses (\$9,942.72), leaving a current surplus of \$1,717.28.

She additionally reviewed and discussed the long-term pond fund and noted that 2021 will mark the year in which the annual payment to the sinking fund will be raised to \$2100 (currently at \$1800); this will be discussed further next year.

Based on review, the dues for this year (2020) will remain the same.

Secretary's Report

Deneen Wellik attempted to update our PP1HOA Directory (named Current Roster in Bylaws) and some modifications were made by attendees.

The Board intends to distribute a newsletter each year and members are encouraged to contribute and make suggestions for inclusion in this letter. New homeowners will be introduced (with permission) and news regarding the common properties and committee activities will be included.

C.J. and Melissa raised the idea of using the NextDoor website and application as a means of more immediate communication and C.J. has worked with the NextDoor website to become a "neighborhood lead" and create a separate group for our Pheasant Point 1 Homeowners Association ("PP1HOA"). Anyone who lives in the PP1HOA who signs up to use NextDoor will automatically be added to the app as a member of the PP1HOA and neighborhood. All PP1HOA members were encouraged to sign up by going to this website: www.nextdoor.com

Mailbox Committee Report

Mike Schubert (lot 4 owner) has taken over (from Mike Simon) as the head of mailbox parts sourcing and installation for both the PP1HOA and the original Pheasant Point HOA. He has done an EXCELLENT job pulling this all together and everyone was provided with resources for how to contact Mike if they have any mailbox needs. A thank you to him for his help with all of this. Mike Schubert's contact information, mailbox paint colors and mailbox installation details can be found on the PP1HOA Webpage here:

<https://chatmandesign.com/pheasantpoint/documents/Mailbox%20Information-Pheasant%20Point%20HOA.PDF>

A lot owner noted that some mailboxes are in disrepair and in need of maintenance or replacement. A discussion of whether members should be contacted to highlight mailboxes in disrepair was initiated with some members expressing the opinion that the appearance of the mailboxes is relevant to maintaining a nice neighborhood and a uniform design and update should be considered. The officers will continue a discussion on this and bring up for formal discussion at next year's meeting. Any owner interested in repair or maintenance should contact Mike Schubert.

Parks Committee Report

Melissa Thomley gave everyone an update (given that Mike Schubert was not present) on the mowing and basic maintenance of the monuments and Outlot 2. She will be talking with our vendors about not spraying Outlot 2 so many times (to save money) but rather only once or twice per year in order to keep the weeds to a minimum. There was agreement for those who know the lot that Outlot 2 looks much nicer and is better maintained than it had been previously.

Architectural Control Committee ("ACC")

Dale Egeberg (the only ACC member present for the meeting) gave an update on a few of the approvals they were involved in over the past 12 months. The topic arose that solar panels are not discussed in our current PP1HOA Covenants & Restrictions and furthermore that our

Covenants and Restrictions are reaching a natural 25 year expiration on 11/7/2020 where we can perform a review and seek modifications (if as necessary). Some homeowners are choosing to consider and install solar panels and it was recognized that further discussion to institute rules and guidelines for this activity should potentially be established. Deneen Wellik, Dale Steber and Dale Egeberg will form a short-term committee to discuss this in Summer 2020 and determine best next steps as it relates to potentially modifying the covenants and restrictions. C.J. Klaas mentioned that the original Pheasant Point HOA recently redid their Covenants and Restrictions and we could obtain those as a reference if/as necessary. Athena Daniolos agreed to serve as a consultant to this committee as her lot recently installed solar panels.

An important reminder: Fences, swimming pools, home additions, etc, must be reviewed and approved by the ACC prior to installation. Please remember to email the association prior to beginning construction!!

NEW BUSINESS

Board of Directors

C.J. Klaas led a discussion on the Board of Directors, positions which have technically remained vacant. It is perhaps optimal that this Board be different from the Officer positions to avoid any potential conflicts of interest, but no volunteers were forthcoming and the attendees at the meeting expressed the uniform opinion that filling these positions with the Officers was acceptable. Therefore, a vote was approved unanimously to have C.J. Klaas, Melissa Thomley and Deneen Wellik serve as the 3 Board of Directors for 2020 along with their current roles as Officers.

Officers

All officers, and particularly Melissa Thomley, who has served on the board since its inception, expressed extreme willingness to be replaced. In the absence of volunteers/interest in this position, Melissa agreed to stay on as Treasurer. C.J. also expressed willingness to be replaced now or at any time in the future. No one expressed interest and C.J. was willing to remain President. For 2020, C.J. Klaas will remain President, Melissa Thomley will remain Treasurer, Deneen Wellik will be Secretary.

Committees

There is a continuing need for another Parks Committee member, a Vice-President and other committee members. Any interested homeowners are encouraged to contact any officer or committee chair. Contact information for all Directors, Officers and Committee Chairs can be found on the PP1HOA Website here: <https://chatmandesign.com/pheasantpoint/>

Electronic Access to Information

All members of the PP1HOA are encouraged to save this webpage as a favorite for accessing critical documents and contact information related to the HOA:

<https://chatmandesign.com/pheasantpoint/>

Terms and Covenants

The Terms and Covenants (section 20 of Covenants and Restrictions) is coming to an end on 11/7/2020, 25 years after its creation. This will automatically be renewed for a 10-year period unless 67% of the Lot owners agree to modify or update. There was a special committee formed (as discussed previously) to review the potential of modifying the PP1HOA Covenants and Restrictions.

Meeting was adjourned.