



PHEASANT POINT I HOMEOWNERS ASSOCIATION (“PP1HOA”)

Annual Meeting

A G E N D A

Tuesday, January 11th, 2022 @ 6:30 p.m.

ZOOM

Board of Directors (“Directors” or “Board”):

- a. Craig J. Klaas
- b. Deneen Wellik
- c. Melissa Thomley

Officers

- a. **President:** Craig J. (C.J.) Klaas
- b. **Vice-President:** Vacant
- c. **Secretary:** Deneen Wellik
- d. **Treasurer:** Melissa Thomley

Committees

1. **Architectural Control Committee (“ACC”)(Created in Article XIV of Bylaws)**
 - a. Sonali Ray
 - b. Dale Egeberg
 - c. Mary Ozers
2. **Parks Committee (“PC”)(Created by need and not as a requirement of the Bylaws)**
 - a. Mike Schubert
3. **Mailbox Committee (“MC”)(Created by need and not as a requirement of the Bylaws)**
 - a. Mike Schubert
 - b. Craig J. (C.J.) Klaas
4. **Terms & Covenants Committee (“TCC”)(Created by need as a bi-product of the 2020 Annual PPIHOA meeting and not as a requirement of the Bylaws)**
 - a. Deneen Wellik
 - b. Sonali Ray
 - c. Mary Ozers
 - d. Charles Anderson
 - e. Dale Steber
 - f. Dale Egeberg

1. RECORD MEETING

2. Call meeting to order

3. President’s address

As outlined in Bylaws & Covenants & Restrictions...

- purpose of HOA, number of lots/members, definition of “quorum” (51%) for transaction of business, powers & duties of directors elected by members, powers & duties of officers elected by directors, importance of annual budget and inability of board to spend more than \$1,000 in excess of budget without member approval, reminder of reference to “current roster”, adoption/amendment/repeal of rules and regulations (covenants & restrictions), or Bylaws requires 67% agreement of the lots, plat map & outlot 2 photos.
- PLEASE READ the Covenants & Restrictions available on our website: bit.ly/pheasantpoint
- Electronic access to core PP1HOA documents and information (ex: Covenants and Restrictions, Bylaws, Amendments, Meeting minutes, Newsletters, Mailboxes, etc.) (bit.ly/pheasantpoint)
- We create and distribute an annual newsletter. Review newsletter with a few covenants and restrictions highlights.
- We have been noticing a trend in lot owners who are intentionally or unintentionally asking for forgiveness instead of permission from the HOA and neighbors. We want to encourage everyone to be NEIGHBORLY... which means that if you are intending to install a new fence, a trampoline, a raised garden, a sun room, or even just a children’s play set, please consult with your contiguous neighbors and the HOA. I assure you that we have absolutely no desire to control you...rather, we just want to avoid any future conflict between you and a neighbor or between you and our existing Covenants and Restrictions.
- We live in an AMAZING neighborhood and we hope the PP1HOA can play a small part in keeping it that way.
- The PP1HOA Directors and Officers follow a “Parliamentary Procedure” for running our annual meetings, which are then governed by “Robert’s Rules of Order” which include “Main Motions” requiring a 2nd, with a vote thereafter.

4. Roll of Lot Owners

Certify Proxies
Verify Quorum

5. Approval of Minutes From 2021 Meeting.

6. Treasurer’s Report (Melissa Thomley)

- Balance of Accounts (As of 1/1/2022: Pond Account: \$11,700. General Account: \$13,129.98)
- We spent almost \$1,000 less than we had approved in our 2021 budget.
- Long-Term Pond Fund
- Will be raising dues from \$220/lot owner up to \$240/lot owner. Haven’t raised dues since 2018

7. Committee Reports

a. Secretary’s Report (Deneen Wellik)

- Attempt to update our PP1HOA Directory (aka: “Current Roster” as stated in Bylaws)
- Annual creation and delivery of PP1HOA Newsletter
- Use of NextDoor application for immediate communications
- Electronic access to core PP1HOA documents and information (ex: Covenants and Restrictions, Bylaws, Amendments, Meeting minutes, Newsletters, Mailboxes, etc.) (bit.ly/pheasantpoint)

b. Parks Committee (“PC”) Report (Mike Schubert)

- Replaced trees and Summerfield and Timber Lane
- Future tree replacements and treatments
- In Spring 2022 will do some work at monuments

- c. Architectural Control Committee (“ACC”) Report (Dale Egeberg, Mary Ozers, & Sonali Ray)**
 - The general ACC process (who/when/and why to contact the ACC)
 - What constitutes temporary vs. permanent structures and how they are handled in the neighborhood
 - Landscaping criteria

- d. Mailbox Committee (“MC”) Report (Mike Schubert & Craig J. (C.J.) Klaas)**
 - 2020, 2021 and 2022 mailbox and street sign refurbishment project.
 - Condition of mailboxes
 - Mailbox details & parts (requirements, measurements, paint colors, etc.) on PP1HOA website.
 - New mailbox replacement and management vendor (THANK YOU MIKE SCHUBERT!)

- e. Terms & Covenants Committee (“TCC”) Report (Deneen Wellik)**
 - Review the most recent meeting.

8. Unfinished Business

- None

9. New Business

- Review and approve 2022 budget
- Addition and/or subtraction of Directors, Officers or Committee Members
 - Needs: 1-More Parks Committee members. 2-Vice President, 3-Volunteers for annual work day in summers.

10. Adjourn