

**PHEASANT RIDGE HOMEOWNERS' ASSOCIATION
ANNUAL MEETING
April 7, 2009**

The Annual Pheasant Ridge Homeowners' meeting was held April 7, 2009, at 7:00 P.M. at First Presbyterian Church. The following homeowners were present: John and Bea Aden, Ed and Marion Walthall, Pat Kansgen, Eleanor Wyatt, Lynn Dodd, Marian Stickler and Martha DeBruin. The following home-owners sent proxies: Lois Hedges, Suzanne Thompson, Harold & Susan McBee, Valerie Thompson, Dorothy Young, James & Marlene Vidmar. Also attending was Linda Edwards from Heritage Property Management.

After questioning that everyone had received the Minutes of the last meeting, and that there were no additions or corrections to be made, a motion, by Eleanor Wyatt and second by John Aden, to approve them as written and dispense with the reading was made and passed.

The proposed 2009 Budget was presented for review and approval. Before approval, there was discussion regarding the item, "taxes and licenses (annual report)". This item was increased from \$170 to \$225 to more accurately reflect rising fees. There being no further discussion of the budget, a motion to approve the budget by John Aden and second by Ed Walthall was made. Motion carried unanimously.

Grounds maintenance was discussed. It is difficult to keep the grass from overgrowing around the evergreens on the east circular pod. It was agreed that the evergreens would be removed and the bare area then sodded. It was moved by John Aden, with second by Pat Kansgen that Salvador be asked about the removal of the evergreens. If he can't, Heritage will find someone for that job, and a sod company will lay the sod.

Lighting and signage at the entrance to the subdivision is very poor. The signs are badly weathered and lighting too dim. President Bea Aden obtained two bids on new signs. She passed samples of various options for the signs. Sign Gallery, Inc. can provide signs with the letters to be secured to the existing walls at a cost of approximately \$1300, which includes dismantling existing signs. The other company's bid, Angel Sign Co., was two to four thousand dollars. Lynn Dodd made a motion, seconded by John Aden, to accept the Sign Gallery, Inc. bid. Motion passed. The Sign Gallery owner gave Bea the name of a good solar company, to investigate better solar lighting and Linda Edwards will contact them for a bid.

A complaint was made to Linda Edwards about additional attention to the front lawns if fungus or other diseases are noticed. Anyone having lawn problems should contact Heritage, and they will alert the company that does the fertilizing, etc.

A call for nominees for Board of Directors resulted in no nominations. The existing Board consented to serving another year. This was approved unanimously.

There being no further business, it was moved by John Aden, with second by Ed Walthall, that the meeting adjourn at 8:40 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Marion Walthall".

Marion Walthall, Secretary