

**PHEASANT RIDGE HOMEOWNERS' ASSOCIATION
ANNUAL MEETING
February 23, 2010**

The Annual Pheasant Ridge Homeowners' meeting was held February 23, 2010, at 6:30 P.M. at First Presbyterian Church. The following homeowners were present: John and Bea Aden, Marion Walthall, Pat Kansgen, Eleanor Wyatt, Lynn Dodd, Marian Stickler. The following home-owners sent proxies: Lois Hedges, Suzanne Thompson, Susan McBee, James & Marlene Vidmar, Phyllis Weiland, J. N. Wigutow. 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 John Aden and second by Eleanor Wyatt, to approve them as written and dispense with the reading was made and passed.

The proposed 2010 Budget was presented for review and approval. Before approval, there was discussion of additional cost regarding replacement of the light stolen from the entrance to the subdivision. Replacement and installation cost \$750, of which \$250 is covered by insurance. This will be added to the budget. Linda stated that the cost of the entrance lights plus installation was not in the 2009 budget therefore making it more than the 2010 budget. John Aden reported that the irrigation system needs to be flushed this Spring because of so much mud in the pipes. He also said the valves, which are underground, at the pump house need to be replaced. Cost is estimated at approximately \$500 which should be included in the budget. There being no further discussion of the budget, a motion to approve the budget was made by Eleanor Wyatt and second by Lynn Dodd. Motion carried unanimously.

Snow removal was discussed. It is a real problem around the mailboxes because traffic tends to make it icy. Salvadore has been called each time it was deemed necessary. His contract is going to be reviewed, with certain duties added, and his salary will be adjusted accordingly. Additional duties added in his contract will alleviate his being called each time he is needed. Eleanor Wyatt donated to the association a snowblower she has and John Aden will find a place to store it.

It was brought to the attention of the Board that a homeowner on the east end of Pheasant Trail has seriously neglected her property, and a letter concerning this will be sent. A call by President Bea Aden will be made to another homeowner whose dues are in arrears. If the call doesn't resolve the problem, a letter will be sent stating that yard maintenance will be withdrawn if dues are not brought up-to-date.

The property belonging to Omar and Elli Vasconez, 2445 Pheasant Trail, has become an eyesore since they have rented it. Cigarette butts, trash and the garbage container litter the front of the property and numerous cars are in the driveway and surrounding street. . A letter will be written to them to correct this problem.

The Association Covenants state that garbage containers are to be out of sight of the street, either behind a fence or located elsewhere. Several homeowners need to be reminded.

Bea Aden suggested that river rock, which Salvadore could haul in and spread, be put on the ground under the lighted entrance signs to cover the black plastic covering the ground. It was agreed that the Board would make the decision on the price and where to get the rock.

Linda Edwards reviewed the State Senate Bill 100, which establishes rules for HOAs as to how to enforce the Covenants of the Association. A committee will review the Covenants and determine rules and regulations that will apply to our specific Covenants.

A call for nominees for Board of Directors resulted in no nominations. President Bea Aden and Treasurer Eleanor Wyatt consented to serve another year. Marion Walthall resigned as Secretary and Pat Kansgen volunteered to serve as Secretary. This was approved unanimously.

There being no further business, it was moved by John Aden, with second by Lynn Dodd, that the meeting adjourn at 7:40 p.m.

Respectfully submitted,



Marion Walthall, Secretary