

# Minutes PhRHOA Home Owner's Meeting 3/16/2015

Call to order: 7:00PM

Quorum established with all 9 board members present

Minutes from December 2014 and January 2015 minutes approved

No official meeting in February due to not enough board members to establish quorum – just answered questions people were asking

Committee Reports

**Finance:** ACM finally turned over approximately \$5,000.00 they were holding on our account

Payments have been made for our insurance policy which covers through April 2016 and confirmed that bookkeeper is bonded through our policy

payments made for invoices from our landscaping company for grass cutting and snow removal which has now topped the \$5,000.00 budgeted

Still better than 50% of home owners have paid their 2<sup>nd</sup> quarter association fees

**Maintenance:** Jeff has received bids for cutting a number of trees from H & H Tree Service for \$5,000.00. Also a bid for repairing/replacing some of our iron rails \$2,050.00. He has also looked at the video that we received from our reserve study and has concerns about our storm drain systems. Says we are responsible for repairing.

Questions arose about property lines and possible need for having a survey done to determine actual community property and home owner's property. Rikki volunteered to look into it.

Community cleanup – no dumpsters available for early Spring will check into time in Fall. If we want to have a dumpster for clean up day suggested getting “dumpster in a bag” from Home Depot.

**Common Area:** With grant money received from Chesapeake Bay Trust, Lindsey and committee will determine location of dog walking stations and lottery for rain barrels. Also needs help for the cleaning and improvements to Fort Pheasant.

**Activities:** 2<sup>nd</sup> annual Neighborhood Walk and July 4<sup>th</sup> picnic approved. Will need help to organize.

**Parking:** Committee to determine where overflow for overweight vehicles should be allowed to park.

**Communications:** Jamar and Lindsey asked to have their emails added to the newsletter

**Architectural:** Architectural survey for 12103 Pheasant Run to be done for possible sale of property. House at 9917 Boise has sold and have 3 Refinance properties requesting info.

**Covenants:** Next change to By-Laws and/or Rules and Regulations might want to consider clarification/changes to parking rules. Also reduce the number of board members to 7 and include at least one renter as member. Noted that changes take time and majority approval.

**Old Business:** stakes are needed to be added to trees planted for the Clean Up Green Up program

**New Business:** No new business was brought up

**Adjourned** meeting at 8:30PM

Attached list of attendees

Please Sign In

3/16/15

Rikki Woodall

~~Christina OBinata~~ Inojum2002@yahoo.com

Samuel Yego

~~John~~ Jamar Staples

Brad Whitfield

Alex Dea

deaasharks@yahoo.com

Warren McMill

Lindsey

Jeff

Brenda

Garry

Barbara Jean Martin

Charlene Ossem - d2osiko@gmail.com