

Pheasant Run Homeowners' Association

Minutes For Annual Meeting

September 21, 2015

1. Meeting called to order at 7:07 by the President of the Board, Garry Cardinal.
2. No quorum was established.
3. Meeting adjourned.

Minutes For Reconvened Annual Meeting

September 21, 2015

1. According to the announcement mailed to all homeowners, the meeting was reconvened by Garry at 7:10.
2. A quorum was established.
3. Proof of Notice of the Meeting was presented.
4. Members of the church spoke on behalf of the pastor and welcomed us to their church. They attended the rest of the meeting as guests to hear what concerns our residents have.
5. Garry announced that Mr. Hirtle, from the county's environmental commission, could not attend but will be invited to a monthly meeting.
6. Reading of the minutes was waived until the next Board Meeting.
7. Ann was appointed as teller for the election.
8. Dave Desormeaux, Garry Cardinal and Jamar Staples were elected to the Board of Directors. There were no nominations from the floor, leaving one open position.
9. Dave provided the Treasurer's Report. Some members of the community asked about payment of their assessments via alternate means such as PayPal or direct payments into the bank account.
10. The 2015-16 Budget was presented. Garry explained that we need more money than the 10% budget voted upon by the Board but larger increases were voted down.
 - a. Reserve study shows that the community needs nearly \$1 million.
 - b. Current reserve monies to be used for repaving one quarter of Dove Circle.
 - c. Members present discussed alternate ways to pay for this:
 - i. Loan
 - ii. Special Assessment (for all or half)
 - iii. Increase regular assessment
 - d. Areas to be fixed were discussed
 - e. WSSC has been contacted regarding the drainage system and sewer system; little progress is being made
11. A vote was taken and passed to move all remaining money from the 2014-15 budget to reserves.
12. Committee Reports:
 - a. Architectural Control
 - i. Several resale / rental packages prepared.
 - ii. These homeowners have brought their properties to current guidelines with the exception of the gas/electric lamps.
 - iii. Guidelines need to be revised for current building practices.
 - b. Common Area
 - i. Trees planted by PG County
 - ii. Grant work in progress – most work is in Fort Pheasant; dog walking stations and trash cans have been installed
 - iii. Clean Up, Green Up day on 10/17
 - c. Parking
 - i. Working on hiring a towing company

- ii. Will remove visitor/reserved on parking spaces
 - d. Maintenance
 - i. Discussion of the concrete – some sidewalks are spalling
 - ii. Blowing Trash, trash cans discussed
 - iii. Stray cats were discussed – not maintenance related but the Board will keep an eye on this.
 - e. Communications
 - i. Pheasant Tales are in black and white
 - ii. Renewal of domain name and web hosting
 - f. Activities
 - i. Community Cleanup Day will be followed by a picnic
- 13. New Business
 - a. 12007 Dove – street needs to be fixed where WSSC dug it up
 - b. Need volunteers
 - c. Loitering – call 911 – give detailed information, call can be anonymous
 - d. NextDoor Pheasant Run – new listserve for S. Laurel, police are on this
 - e. Discussion on yard sale – October 10, 8am – 1pm, Brenda to advertise
- 14. Adjournment at 8:46 PM

Special Meeting of the Board of Directors

The meeting was adjourned and the Board met privately. Garry was named as President; Jeff as Vice-President; Dave as Treasurer; Alex as Secretary. Brenda will take on the bookkeeper role.