

**PHEASANT RUN HOMEOWNERS' ASSOCIATION**  
**MINUTES FOR July 21, 2014**

1. Meeting called to order by Brenda. A quorum was established with Brenda Desormeaux, President; Garry Cardinal, Vice-President; Brad Whitfield; Jeffrey Harris; Miguel Urena; Lindsey Baker, Patty Perkinson, and Samuel Yego, Board members. Jalen McGill, student representative and Warren McGill, Treasurer, was also present. Additional attendees are on the attached sign-in sheet.
2. Minutes from June were approved.
3. Warren provided the Treasurer's Report. Brenda explained that the budget is divided into two categories: operating expenses and reserve accounts. All expenses are covered by the operating expenses part of the budget with the exception of long-term repairs/improvement to streets, sidewalks, and the retaining walls and fences throughout the neighborhood. H & H tree service estimate was substantially lower by \$1,800 than any other tree company contacted regarding the removal of the debris from the recent storm. It was agreed that H & H would cut trees and remove debris.
4. Budget Discussion. Brenda gave an overview of budget currently under consideration by the Finance Committee. She indicated that the Reserve Study has been returned and that we will incur expenses of nearly a million dollars to repair the infrastructure in the community. Discussion ensued about the difficulty an increase in quarterly dues (@\$14) would cause for some homeowners and how to balance our funding needs for repairs and improvements with responsible funding. A decision was made to present the proposed budget at the Annual meeting.
5. Collections and Legal Discussion. The Board interviewed a new law office. Our current attorney is not meeting our needs. The Board decided to move from our old attorney to the law offices of Pickett & Olivieri. The new law office is more transparent in their fees and hands-on concerning collections. The Board will have to pay attorney costs to which are to be collected when the tenant brings the account into the black.
6. ACM Discussion. The Board discussed what it perceives to be inadequacies by the Management Firm we have employed to this time. After discussion, the Board recommended that we find a bookkeeper to keep the books and that the remainder of the management duties will be returned to the Board. Dave Desormeaux has volunteered to set up a computer system for financial tracking.
7. The Annual Board meeting will be held on Saturday, September 13, 2014 between 11:00 – 2:00 p.m. The location is to be determined and will be announced.
8. New Business. A brief discussion took place about the abandoned and foreclosed houses and county housing code violations. It was decided that we have to exercise discretion in working with our neighbors to meet the county housing code.
9. The next Board meeting will be held on Monday, August 18, 2014, at 7:00 p.m. at 9911 Mallard Drive.