**Minutes Of The Mdeeting Pheasant Run Crossing HOA Board Meeting Wednesday September 18th from 11am to noon**

Attendees : C Caprio and S Brennan

Meeting Called to order at 11:05 am as we did not have a Board Quorum not Vote could take Placd

**Review 2019 Financials**

**2019 Items**

* 1. **Financial (see above)**. YTD we are doing very well some $ 12K below and we have yet to accrue expenses for snow removal or weekend cleanups.

1. **Raines Property Management’s Comments/Status**
   1. The bad siding was replaced but upon inspection it was found to be unacceptable. RPM to look into going back to replace with shaker siding. Update we have ordered the scalloped style for the apexes of the end units that abut Lawrence Lane. During initial repairs it was found that beneath the original. The Board has recommended that we begin a yearly upgrade as siding issues surface Done about $ 13K
   2. Install more trees in October/November Time frame Will be done during cooler weather October
   3. Time to send out inspections notices that half of our community have decks that are in need of some work.. What can we offer them
      1. Replace with trex of a neutral natural wood color
      2. Power wash and stain with a brownish or grayish stain repellant or natural
      3. We may want to consider replacement with a white plastic railings etc if needed versus wooden ones painted white

After some discussions the Board has asked RPM to provide us a copy of the documents that Pheasant Run developed as they are in the process of these repairs . Shawn to send out

1. **Actions For 2019 to Monitor and Resolve as Required**
   1. **Inspect Road Conditions**

Roads look in very good condition and I feel we should continue to inspect Qtrly

Recommend that we ask RPM to repaint the white and yellow areas of our curbing By end of September

* 1. **Inspect and Spruce Up Volley Ball Courts**

Look in very good shape.. Spruce it up before Students come back in August

* 1. **Walk Area and Determine forward plan for** 
     1. **Outdoor Cleaning** Looks very clean
     2. **Landscaping Mulching and Shrubbery** Time for Spring Cleaning
     3. **Erosion Control and Upkeep behind Laurence Lane Homes** Looks super.. recommend we add stones to back walkway up the hill and power wash the Wooden retaining walls Status: Power Washed staining to follow Next 30 days
     4. **Siding See above under Raines Management**
        1. We need repairs here
        2. The siding that faces Laurence Lance for homes on the edge of Christine are falling off etc. Photos will be sent. TH along the grassy knoll between Jenifer and Christine also must be repaired. Shawn gave me a Tour of how Pheasant Run is tacking this problem and sprucing up their THs.. They went with a decorative scalloped hardy board from the peak down some 5 rows and then replaced to bad siding. We I believe 3 end unit repairs at about $ 6K per Fixing the siding and down spouts I thing may cost about $ 30K so in my mind we have $ 50K of repairs.. Shawn send photos of PR Upgrades please DONE about $ 13K
     5. **Walkways** Looks good
     6. **Front Entrance** looks good
     7. **Maintenance Bldg**  sand and repaint front door Done
     8. **How are the Big Trees**  looks very good and the small trees that were added in-front of Jennifer THs and Christine THs look great
     9. **Inspect Picket Fences** The railings in-front of dome THs are repaired and painted
     10. **Mail Boxes**  sand and repaint Done
     11. **Fix water Pooling between Town Homes on Jennifer and Christine**
  2. **Update On Web Site**

1. **New Things to Add To Plan**
   1. Ask RPM to perform a walk about and notify homeowners of missing screens and light globes That includes me Done
2. **Setup a Site Visit and Inspection Done April 16, 2019**
3. **New:** Andy recommended that RPM insure that all water drains away from Townhomes. Shawn will look into this Done
4. **New:** Andy highlighted that as homes get older that owners will begin replacements of toilets, vanities, shower hardware, front and back doors, front and back screen doors, kitchen counter tops and cabinetry. C Caprio has just completed these efforts and will provide photos and costs in the next month Sent info to all

**Must Prepare for Yearly HOA Mtg**

**Lets Set Meeting for Wednesday Oct 30th from 6 to 8 pm at Blacksburg Fire Hall**

**I will prepare a yearly Summary for Review and would like to use this as starting Point**

**Highlights**

**Financial and Smart Spending**

**State of Our Subdivision**

**Roads**

**Grass and Shrubs**

**Repairs**

**Siding**

**How we look as compared to Competition**

**Need to maintain our outside and Inside of our Homes**

**Open Questions**

**2020 Plan**

**Meeting adjourned at 11:20am**