**Pheasant Run Crossing HOA Board Meeting Minutes for April 2019 Meeting**

**Meeting Call for Attendance began at 12:01 Meeting ended at 12:08**

**C Caprio In attendance as was S Brennan. Andy called day before to notify that her would not be able to attend and DJ was absent**

**As we did not have a Quorum no Formal Meeting could occur, but Shawn and I discussed a few things noted in BLUE**

**On Tuesday April 16th Shawn and I walked to Area.. In summary ewe are looking good and we must continue to with the upkeep to maintain our ability to rent our properties**

**Review 2019 Financials**

We did very well in our spending during 1 Qtr 2019.

Our CD came to fruition in March of 2019. I recommend with over $ 200K in our Reserve Fund we task Raines Property Mgmt to get another 12 month CD for $ 100K and insure we have the same kick-out clause of no penalty.

Request that RPM prepare a search to invest $ 100K in a 12 month CD

**2019 Items**

* 1. **Financial (see above)**.

1. **Raines Property Management’s Comments/Status**
2. **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

* 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
     4. **Siding**
        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 raining sioding 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
     5. **Walkways** Looks good
     6. **Front Entrance** looks good
     7. **Maintenance Bldg**  sand and repaint front door
     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
     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
2. **Setup a Site Visit and Inspection Done April 16, 2019**

**Target next Meeting end of July**

**I want to have these repairs for the Students when they come back in Mid-August**