Pheasant Run Crossing

Board HOA Meeting

March 15 2022

Meeting Called To Order With a Quorum at 11.06am

Attendees: PRC HOA Board Member; C Caprio, K Basham, R Batra and A Feinstein

Raines HOA Management: S Brennan

Before moving on C Caprio asked for a volunteer to be the Treasurer and Andy accepted the position

1. Year End 2021 Financials
   1. Moved $ 50K into Reserve
   2. Spent $ 77.6K vs Budget of 95.1K mostly Grounds Keeping and Maintenance and Snow Removal
   3. Dues were increased by $7/month to $ 152/month
2. Management Report – Shawn please discuss our new set up with your New Firm[[1]](#endnote-1). Shawn provided a review of the S/W Offering that the new system provides. So far over 50% of our Homeowners have signed. Recommend to our Owners consider signing up. All our and Rules and Regulations, Board Minutes Documents are only and Financials. Discussion on keeping many of these information accessible to Home Owners Only. So we will continue to utilize DJ’s Services to maintain our Public Web Site
3. Old Business – look at our WebSite [www.pheasantruncrossinghoa.com](http://www.pheasantruncrossinghoa.com) please take pics and send to Shawn
4. New Business for 2022
   1. Repaving Jennifer Court targeted for late Spring early Summer
   2. Concrete repairs on walkways On Going will take a look at Christine Court
   3. Look into adding Broad Band to each Townhome there are several neighborhoods pursuing this – after discussions and information from Shawn on how Pheasant Run pursued it. Some $ 60K to install after HOA paid with Company owning the assets. Rentals Cost was not none yet. Our Board decided to pass on this at this time and observe
   4. Inspect Siding Spring time
   5. Inspect Drainage behind Laurence Lane – the area behind 401 – 415 were redone and so far looks like the fix worked.
   6. Was Mail Boxes replaced or repaired last year -- not replaced last year as the boxes were late in fix .. Spring Time
   7. Bike Rack Spring Time Replacement
   8. Wooden Stairs Inspection -- Spring Time
   9. When should we inspect roofs ? Yes Major Neighborhood Inspections Performed April and November
5. Are we missing anything ?

Discussions: How do we compare and Compete against the New Townhomes that have rents in the $ 1,000 per month. Each Bedroom has its own Bath Area and the amenities are very good. Shawn and Andy; both told us we are nit in the A Tier of Rentals but in the B Tier which includes Pheasant Run, Rutherford, and Clover Hill

We must be the Best we can be. Board provided Shawn the go ahead to plant Perennials and Annuals in our Entrance. Cost in the $ 500 - $ 1,000 Range

Andy provided us an update that the last home in our area went for $ 305K and was stunning on the inside

Claudio volunteered to put together some ideas on how to Upgrade our Homes as he just redid his about 2 years ago. He will also see who can provide these services. He recommended considering a Maintenance Person to check and perhaps clean the Dryer Vent periodically. and Replace HVAC Filter Monthly

The Mtg was Called to a Close at 11:50am

Target Next Meeting Mid June 2022

1. t [↑](#endnote-ref-1)