**Minutes Pheasant Run Crossing HOA Board Meeting Feb 19, 2020**

Meeting Started at 11:05am and ended at 11:20am

Attendees: C Caprio PRC HOA President

 S Brennan RPM Mgmt

As there was not a quorum the meeting was held but nothing was able to be voted on

**Review 2019 Financials**

Year end 2019 ended with $ 34,102 net Income of which $ 13,330 was Spent on Capital Improvements (Siding Repairs) before moving $ 20,772 into the Resrve Fund

**2020 Items**

* 1. **Financial (see above)**.
1. **Raines Property Management’s Comments/Status**
	1. 2020 The Board should generate guidelines for Window Repair Replacements etc. Can we get a review of Pheasant Run’s Docs
		1. Caprio to draft something and circulate to all
	2. Raines Comments
		1. Work performed since January 1st
			1. Replaced gravel that had washed away behind Laurence Lane
			2. Replaced the gravel material between the Railroad tie stairs that are between the Laurence Lane Units with asphalt
			3. Cost for Items 1 and 2 were about $ 800
2. **Actions For 2020 to Monitor and Resolve as Required**
	1. **Inspect Road Conditions**

Inspect by Mid April

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

Inspect after Winter

* 1. **Walk Area and Determine forward plan for**
		1. **Outdoor Cleaning**
		2. **Landscaping Mulching and Shrubbery** Spring Time Work March 22 thru Mid April
		3. **Erosion Control : Walk area in Spring**
		4. **Walkways** Looks good
		5. **Front Entrance** Looks good
		6. **Maintenance Bldg**  Spring Painting of Doors
		7. **How are the Big Trees**  Looks good
		8. **Inspect Picket Fences**
		9. **Mail Boxes**  Spring Time Painting
	2. **Update On Web Site**
1. **New Things to Add To Plan**
	1. Spring Planting of Trees
2. **Setup Site Walk About April** Try to see If Board can visit before School Lets out to prioritize Work

**Next Board Meeting Early April 2020**