**Minutes Of August 10, 2021 Pheasant Run Crossing Home Owners’ Board Meeting**

Called To Order at 11am

Attendees: Board Members DJ Patel and Claudio Caprio

 Raines Property Manager Shawn Brennan

**Tracking 2021 Financials: Thru June 30, 2021**

Have over $ 250K in various Reserve Fund assets

Currently on plan for spending for 2021, Snow Removal was more than last year but we are still bellow YE Budget. We are on track for yearly Upkeep. Preparing for Students coming back early August

**Raines Property Management Comments/Status**

**2021 Actions to Monitor Monitor Reserve Study Items for 2021 Mtg August 10, 2021**

1. **Roads** RPM will contact Danny Paving and determine best approach for upgrading this Road. It is our plan to provide upgrades/repairs to Jennifer Court and Laurence Lane within the next 2 to 3 years
	1. **On plan to repave Christine Court with a Top Coat it is currently in progress – completed at a cost of $ 42K used Reserve Funds and it was inspected by RPM**
2. **Siding** Power Washing will be done later this Spring
	1. **Underway target completion by end of August**
3. **Erosion**  Continue to inspect and perform corrections as necessary
	1. **Looking at behind Laurence Lane repair some wash outs Inspections made in some arease ctions have been made and fixes**
4. **Walkways/Sidewalks:** Part of 2021 Reserve Study Repairs/Upgrades
5. **Front Entrance:** Monitor
6. **Picket Fences:** Monitor
7. **Mail Boxes:** Replace as part of this years Reserve Study
	1. **In progress but delays due to getting them from Mailboxes.com when they arrive the concrete pads will be replaced Still on back Order**
8. **Roof:** Monitor
9. **Landscaping Mulching, Snow Removal, Tree Upkeep** Ongoing
10. **Upkeep on Maintenance Bldg, Bike Racks, Mail Boxes** Ongoing Mail Boxes to be replaced
11. **Gutter Cleaning few repairs as gravel washouts behind Laurence Lane**
12. **. Volleyball Court: yearly upkeep and replacement is done**

We need to address our forward plan as to maintaining our relationship with an Alexandria Law Firm (that was mainined by original Builder and HOA Board)

**Decision made that we no longer need to retain them as we have their files and we have access to a local firm**

**Some comments**

1. **RPM and Board continue to maintain the beauty of neighborhood. We want to be the premier place for parents to rent for their children. To get top dollar for rentals not only the outside must look tip top but the insides as well**
2. **Look into adding fiber Internet**
3. **RPM to take more up to date photos to add to our website. If any one visits please take photos and send to us please**
4. **Board and RPM will be looking at amount of money in Reserve Fund and determine its status against upcoming needs.**