

**PHEASANT WALK HOMEOWNERS ASSOCIATION**  
**MEETING MINUTES**  
**JULY 23, 2008**

This meeting was called to order at 7:30 pm by Ken Paulsen at Prime Management's office. Also present were: Ed O'Donnell, Nina Ashton and Rolf Marti, approximately 20 homeowners, and Sheri Scarborough and Ron Capitena of Prime Management.

**PRESIDENT'S MESSAGE**

Ken announced he and the Board had met earlier in the month to discuss issues with management and due to that meeting, a new manager, Marcos Viale, had been assigned to Pheasant Walk.

**MEETING MINUTES**

Nina motioned to waive the reading of the minutes of the June 11, 2008 meeting and approve them as written. The motion was seconded by Ed and approved unanimously.

**TREASURERS REPORT**

Ed reported in detail \$104,032 in the operating accounts and \$142,622 in the cable account and over \$13,500 in past due maintenance assessments. 36 homes have balances higher than \$500.

**MANAGEMENT REPORT**

Sheri reported, in Marcos Viale's absence, that Marcos had met with Ken, Ed and Ralph to discuss outstanding issues. Marcos' administrative assistant is looking into returned coupon mailings to ensure we have the correct address. The monthly newsletter was mailed on July 16<sup>th</sup>. Sheri also reported that Marcos requested a quote from Gregor to touch up the base of light posts, wood casings for the trash can and bases of the play equipment. Marcos contacted Bocaire regarding a fallen fence behind 4185 Birchwood Drive.

Marcos met with Ed and Anthony DeFilippis to discuss issues with the tree trimming. Finally, Marcos reported the software is being adjusted for third violation notices.

**COMMITTEE REPORTS**

Bonnie Weldon provided a written report to the board which included 6 approvals. Three additional requests were reviewed at the meeting with only one being approved. Ed motioned to accept the committee's recommendations. The motion was seconded by Nina and approved unanimously.

**OLD BUSINESS**

The Board discussed the delinquent owners and the \$100 collection fee. Sheri explained the fee is for accounts which the management company has had to follow up on and prepare the authorization to proceed to the attorney for the Board's signature. Nina motioned to sign the ATP's. The motion was seconded by Ed and approved unanimously.

The Board discussed Anthony Defilippis' proposal for the front entrance and decided to wait until Leo Urban has reviewed it and approves it to fit with his plan.

The Board discussed the placement of several of the new Oak trees which are not in line with the old ones. Rolf motioned to have the trees moved to an approved area. The motion was seconded by Ed and approved unanimously. Rolf will meet with Anthony to determine the placement.

The wall was painted at the end of Woodsend.

### **NEW BUSINESS**

Gregor requested the Board purchase two trash cans at a cost of \$1000. After some discussion, the Board decided to wait on this purchase.

Nina motioned to hire a new management company. There being no second, Rolf motioned to request bids from other management companies and give Prime 60 days notice. The motion was seconded by Nina and approved with Ed opposed.

There being no further business, the meeting was adjourned.