

**MINUTES OF THE MONTHLY BOARD MEETING
PHESANT CREEK HOMEOWNERS ASSOCIATION, INC.
January 29, 2024**

CALL TO ORDER

With a quorum of Directors present, the meeting was called to order at 7:00pm. Those present are as follows Jackie Martinez, Ed Prilucik, Vicki Keller, Truc Tran. Marylou Woods was absent. Representing Sterling ASI is Community Manager Kari Lemoine.

MEETING AGENDA

The agenda was reviewed by the Board and adopted as presented.

MEETING MINUTES

The Board reviewed the meeting minutes from the October 2, 2023 meeting. A motion was made by Jackie, seconded by Ed & Vickie to approve the minutes as written.

REVIEW FINANCIALS

2023 Financial record was reviewed by the board during open meeting. The 2024 financials discussed but to early for a good HOA dues percentage.

OPEN FORUM & EXECUTIVE SESSION SUMMARY

There were seven homeowners present at the meeting.

Open questions from home owners are as follows.

1. **Pool update:** *The board and ASI management has been in discussion with the pool maintenance company with regards to pool maintenance and the pool resurfacing bids in 2024.*
2. **Wall mural:** *Bids are being reviewed and finalized.*
3. **Sterling ASI:** Will have our park entrance signs replaced and is in the works.
4. **Park trash cans:** Sterling will contact the grounds maintenance company about adding more trash can in park.
5. **Storage Sheds larger than 8x10:** Normally not approved but you do have options. First, always complete an ACC form with precise building information and submit to Sterling ASI for approval/denial process. If denied you can contact Sterling ASI for a HOA Board meeting for intervention and appeal.
6. **Disputes with neighbors:** Contact Fort Bend "Dispute Resolution Center"
7. **GFL Waste** and HOA Board negotiated contract was signed August 1, 2020 with WCA Corp. and was for a term of five years. For the years of 2020, 2021, 2022 we received a negotiated discount. The years of 2023, 2024 prices were to be based on the: Published Consumer Price index-All urban Consumers ID:CUSR0000SEHG02 Garbage and Trash Collection.
8. **Reporting Neighborhood violations:** Please contact Sterling ASI

NEW BUSINESS

With no further business to come before the Board the Board adjourned the General Business Meeting at 7:42 p.m.

A motion was made, seconded and passed unanimously to move into executive session at 7:42 p.m.

A motion was made, seconded and passed unanimously to move out of executive session and reconvene back to open session 8:57 p.m.

Resumed open session at 8:57pm

End HOA open meeting at 8:57pm

Meeting adjourned at 8:58

Jackie Martinez, President

January 29,2024

EXECUTIVE SESSION:

1. Contest for the wall mural: The board has approved the wall mural on the clubhouse breezeway wall. Artis Santiago Perez to design and paint. **Under final review** (HOA0).
2. The board is in the process to get permission to have the new traffic signal light control box decorated.
3. Correcting the newly painted handicap parking spot in front of the clubhouse. **HOA Approved** (Sterling)
4. Fire Extinguishers: the need to replace outdated fire extinguisher and the need to have them mounted for access. Need to be placed in clubhouse, equipment room and lifeguard room.
5. Update on the Repair of floodlight at electric meter & other areas. (Sterling) **Completed**
6. Removing or repairing the wooden bench in the pool area for 2024 season. Ed & Sam (HOA)
7. Pickle Ball court, incorporating painted lines onto one of the tennis courts. (Sterling) HOA Denied

8. Repair of park trash can that has detached from mounting. Adding two more park trash cans. Sterling will contact the grounds maintenance company about the repair of trash can, adding new trash cans and the removal of all park cooking grills due to fire hazards. (Sterling)
9. Replacement of Park entrance signs. (Sterling)
10. On the Pheasant Creek ACC form it asks for the fence color! Since it is not allowed to stain or paint a fence in P.C. do we need to remove it from ACC? (Sterling)
11. Pool update: Due to poor performance of the present pool company the board has agreed to entertain three new pool maintenance bids for the 2024 season. With the requirements of 3 lifeguards on duty and electronic pool entrance management. Incorporating a new system for pool entries in 2024. Something like the ACTatek system. Example at www.fingerprintdoorlocks.com This is only an example: (Sterling) (HOA)
12. Deed restrictions violations: purpose to incorporate three strikes monetary fine of up to \$100.00 for continued same deed violation for the year. IE: three violation letters for the same violation within a calendar year would be \$25.00 and a 4th violation letter for the same violation would be a \$50.00 and for the 5th or more letters for same violation would be a \$100.00 fine. This is only an example: (Sterling) (HOA President signature needed)
13. Park lighting near the playground. Sterling is looking into adding more lighting in the park with new park light in back area of park and to have an AC plug incorporated for future security equipment. **Under HOA Review** (Sterling)
14. Pool draining, cleaning and resurfacing of pool. Repair of pool lights. (Sterling)
15. Sterling ASI: Will remove from the Pheasant Creek ACC form, "FENCE COLOR/MATERIAL" and replace it with "MATERIAL". Under section: List of materials with color and/or material samples
16. Inspect the clubhouse AC system. Also, to remove the breaker at the AC evaporator/Blower located in the attic with a disconnect switch as per electrical code. (Sterling)
17. Inspect the automatic sprinkler system at the entrance and in the park. (Sterling)
18. Update on the Repair of floodlight at electric meter & other areas. (Sterling) Completed
19. Future: replacement of defective tennis court lighting with energy efficient LED lighting replacement. (Sterling) Ongoing
20. The Board has agreed to review and fine tune the Mural for the clubhouse wall.
21. The Board has removed the wooden benches at the pool and will replace with something more inline with our new patio furniture before pool opening in 2024.
22. Sterling is working on getting three new fire extinguishers purchased and mounted.
23. To have the AC breaker in the clubhouse attic removed and a safety disconnect installed. This should correct the AC shutting down unexpectedly.
24. To limit each member a time of 3 minutes to ask the board questions.
25. To remove the word '**COLOR**' from ACC applications FENCE COLOR/MATERIAL.
Under Section:
List of materials with color and/or material samples or photos provided (check all Applicable)
26. HOA Website update: To add "Fence Staining or Painting is prohibited"!

Jackie Martinez, President