

MINUTES OF THE MONTHLY BOARD MEETING
PHEASANT CREEK HOMEOWNERS ASSOCIATION, INC.
March 10, 2025

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, Marylou Woods, Ed Prilucik, Vicki Keller. Trish Tran was absent. Representing Sterling ASI is Community Manager DeAnthony Anderson

MEETING AGENDA

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

MEETING MINUTES

The Board reviewed the meeting minutes from the January 13, 2025 meeting. A motion was made by Jackie, seconded by Marylou to approve the minutes as written.

REVIEW FINANCIALS

2025 Financial record was reviewed by the board during open meeting

OPEN FORUM & EXECUTIVE SESSION SUMMARY

There were eleven homeowners present at the meeting.

Open questions from home owners are as follows.

1. Homeowner asked if the sidewalk along the south side of pool could be extended to each parking lots. **The board explained that this is something that has been discussed last year by board members and is something we would like to do in the future. It would require more research since this area is a utility easement area.**
2. The entrance area at Old Richmond and Pheasant Creek needs some sprucing up. New plants are needed and better maintenance is needed in this area. **The Board and Sterling will look into the beautification of the entrance.**
3. Cemetery update and the free wreaths that were placed into the cemetery by Wreathes Across America.
4. Discussion from homeowners about Kinetic installing fiber optic cables in yards. **The board explained that the utility locators will need access to yards to mark all traceable utility lines before Kinetic contractors can begin the installation of new fiber. Please be kind and allow access for these men and women to complete their job safely.**
5. Discussion about how bad fences look in our subdivision. **The Board has noted this ongoing problem and is in full agreement that homeowners are not adhering to the Pheasant Creek guidelines on fences. All fence installation requires an ACC submission and approval. Deed restriction violation can be reported to Sterling ASI.**
6. Unregistered vehicles being seen parked in the street and driveways in Pheasant Creek. **Homeowners are asked to report these vehicles to the Fort Bend County Sheriff's office and to Sterling ASI.**

NEW BUSINESS

1. Install new light and 2 cameras on the existing light pole at the north east corner of the pool, overlooking east side of park at the pavilion. **Approved and in planning stage.**
2. Trimming of trees in the park. **Have a tree specialist inspect park trees.**
3. Purchasing two 100-foot water hoses for clubhouse outdoor faucets. **Approved and complete.**
4. West parking lot to be replace with new concrete in two segments. **Approved**

With no further business to come before the Board the Board adjourned the General Business Meeting at 7:30pm.

A motion was made, seconded and passed unanimously to move into executive session at 7:38 p.m.

A motion was made, seconded and passed unanimously to move out of executive session and reconvene back to open

session 8:01 p.m.

Resumed open session at 8:01pm

End HOA open meeting at 8:02pm

Meeting adjourned at 8:03pm

Jackie Martinez, President