

**MINUTES OF THE MONTHLY BOARD MEETING
PHEASANT CREEK HOMEOWNERS ASSOCIATION, INC.
January 13, 2025**

CALL TO ORDER

With a quorum of Directors present, the meeting was called to order at 7:00pm. Those present are as follows, Marylou Woods, Ed Prilucik, Vicki Keller. Absent was Jackie Martinez. Representing Sterling ASI is Community Manager Kari Lemoine & 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 December 11, 2024 meeting. A motion was made by Jackie, seconded by Marylou to approve the minutes as written.

REVIEW FINANCIALS

2024 Financial record was reviewed by the board during open meeting. 97% of HOA dues have been collected for 2024.

OPEN FORUM & EXECUTIVE SESSION SUMMARY

There were six homeowners present at the meeting.

Open questions from home owners are as follows.

1. ACC procedure was explained by Kari of Sterling ASI
2. Neighbor asked if we could get the county to install "NO PARKING" signs erected on Pheasant Creek Dr., in front of clubhouse. Ms. Woods will look into it.
3. West parking lot concrete surface cracks and sinking. This has been in the planning and by next year we should be able to repair this parking lot. It was noted that this is an expensive project and must be budgeted in.
4. Increase security cameras: We will contact ADT for their bid to add more cameras in specific problem areas.
5. New fire extinguisher for the clubhouse with mounting in Clubhouse, Pool equipment room and lifeguard room.
6. Purchasing: NO TRESPASSING: signs to be placed on all sides of pool boundary fence.
7. Purchase "24/7 camera monitoring in this area" signs for park. Sterling ASI.

NEW BUSINESS

With no further business to come before the Board the Board adjourned the General Business Meeting at 7:33 p.m.

A motion was made, seconded and passed unanimously to move into executive session at 7:43 p.m.

A motion was made, seconded and passed unanimously to move out of executive session and reconvene back to open session 7:58 p.m.

Resumed open session at 8:00pm

End HOA open meeting at 8:01pm

Meeting adjourned at 8:02

Jackie Martinez, President

July 17, 2023

EXECUTIVE SESSION: “BOARD EYES ONLY”

1. The Board has agreed to designing and having the wall Murial painted. No designs were submitted.
2. 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. New furniture has been purchased and expected delivery date is Aug. 11, 2023.
3. The board has agreed to purchase a solar Wi-Fi camera to monitor the park and playground area. Also, to purchase the required Wi-Fi extender with mesh technology for future expansion. The camera is to be mounted on a metal pole in the park area so 24/7 monitoring can be accomplished.
4. Sterling is working on getting three new fire extinguishers purchased and mounted.

5. Pool company and board discussion to begin in October 2023.
6. Not to publish or make visual to public the “EXECUTIVE SESSION DISCUSSIONS” but to continue to list a summary in the open forum discussions.
7. Incorporating magnetic gate locks at pool entries. Issuing key cards for pool access. Something like the ACTatek system. We are looking into this idea.
8. To have the AC breaker in the clubhouse attic removed and a safety disconnect installed. This should correct the AC shutting down unexpectedly.
9. Deed restrictions violations: purpose to incorporate three strikes monetary fine of up to \$100.00 a letter 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 in calendar year would be \$50.00 and for the 5th and each subsequent letters for same violation in calendar year would be a \$100.00 fine per each letter.
10. To limit each member a time of 3 minutes to ask the board questions. Visual timer will be used.
11. Common area lighting (Including pool equipment room) that needs repair has been completed.
12. 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)
13. HOA Website update: To add “Fence Staining or Painting is prohibited”!
14. To include an explanation on our website about the WCA/ GFL garbage fee increase.
15. Annual meeting will be held on Aug. 7, 2023 at the Clubhouse, starting at 7:00pm.

Jackie Martinez, President