

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

July 7, 2025

CALL TO ORDER

With a quorum of Directors present, the meeting was called to order at 7:00pm. Those present are as follows Ed Prilucik, Trish Tran, Peter Murany and Norman Salik. Sterling ASI representatives were Kari Lemoine and DeAntony Anderson

MEETING AGENDA

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

MEETING MINUTES

The Board reviewed the meeting minutes from the May 12, 2025 meeting. A motion was made by Ed Prilucik, seconded by Trish Tran to approve the minutes as written.

REVIEW FINANCIALS

2025 Financial record was reviewed by the board during open meeting. 92% of HOA dues have been collected for 2025.

OPEN FORUM & EXECUTIVE SESSION SUMMARY.

Open questions from home owners are as follows.

1. Members asked if there could be more communication with the members. Email blasts, website and making the best out of the annual mailings.
2. Jeffrey Willaims a MUD 25 representative wanted to speak to the board about QLIP funds available for park upgrades.
3. Members stated they would like to see a walkway in front of the clubhouse, shade structure over the playground, another playground added, or a soccer field.
4. A homeowner expressed her dissatisfaction of the height of the new lighting. Stated it was not at code and shines in her house. Ed stated we will get the electrician out to take care of it.
5. Someone asked if a color copy of the guidelines be uploaded on the website.
6. A member asked if the policy on clubhouse rental be reviewed.
7. Members asked if an eblast can be sent out about MUD funds.

NEW BUSINESS

Ed mentioned about looking into a commercial pool sweeper which would run the association about \$7,000.

Ed also mentioned that in previous meetings the bid for ADT to add additional cameras to the common area was approved and just waiting for the installation.

The board talked about the painting with a twist event. Homeowners were upset at the possibilities of a board members husband being paid to do the event. Sterling will get with the attorney on the matter to see if it is a conflict of interest.

With no further business to come before the Board the Board adjourned the General Business Meeting at 8:06 p.m.

A motion was made, seconded and passed unanimously to move into executive session at 8:15 p.m

The board of directors picked the date of July 29th for board training with Leigh Pollard with Sterling.

No accounts were turned over to the attorney for legal action at this time.

A motion was made, seconded and passed unanimously to move out of executive session and reconvene back to open session 8:30 p.m.

Resumed open session at 8:31pm

End HOA open meeting at 8:32pm

Meeting adjourned at 8:32pm

Ed Prilucik, President