

**MINUTES OF THE ANNUAL BOARD MEETING
PHESANT CREEK HOMEOWNERS ASSOCIATION, INC.
June 16, 2025**

CALL TO ORDER & INTRODUCTION OF BOARD MEMBERS AND MANAGEMENT COMPANY

With a quorum of Directors present and after three open and close meetings a quorum of members was established to proceed with the Annual meeting. the meeting was called to order at 7:01pm Those present are as follows Jackie Martinez, Vicki Keller, Ed Prilucik, Trish Tran & Marylou Wood. Representing Sterling ASI is Community Manager Kari Lemoine & DeAnthony Anderson.

Open Meeting at 7:01

Close Meeting at 7:01

Open Meeting at 7:02

Close Meeting at 7:03

Open Meeting At 7:04 quorum of members established

MEETING AGENDA

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

MEETING MINUTES

The Board reviewed & approved the meeting minutes from the May 12, 2025 meeting & the approval of the 2024 annual meeting minutes. A motion was made by Jackie, seconded by Marylou to approve the minutes as written.

FINANCIAL REPORT

The 2024 end of year report was reviewed and approved by the board and seconded by Marylou and Jackie.

ELECTION OF DIRECTORS AND ELECTION RESULTS

The board has accepted the resignation of the following officers, Jackie Martinez, Vicki Keeler & Marylou Woods. New Board members are as follows:

Ed Prilucik to the position of President

Pete Murany to the position of Treasurer

Shanna Morgan to the position of Secretary

Norman Salik to the position of At Large

Trish Tran to the position of Vice President

Marylou Woods will be our new Information Specialist to maintain our website and other public relations regarding our community,

OPEN FORUM

Resident concern on garbage fees. *The board will be seeking proposals from various refuse companies at the end of our current contract at years end.*

Residents concern with deed violations and how the board is handling repeated violators. *The board will continue to use all resources to ensure compliance with deed restriction violations including legal avenues.*

Missing street lights on Windstream. *Sterling will investigate the cost and viability on this.*

Resident concern that other people are placing their garbage in their garbage cans on garbage pickup days. *The board has no jurisdiction in this area except to advise homeowner to invest in security cameras and contact the proper authorities.*

Member wishing to see if we can get their nonprofit group to help in our community. *They were advised to explain their company goals in a written letter to Sterling for board review.*

Member expressed repainting the heavy equipment painted boundary lines on the two sidewalks near the tennis courts. *Approved and will get this completed ASAP.*

Sterling ASI reported that 97% of HOA dues have been collected this year.

With no further business to come before the Board the Board adjourned the General Business Meeting at 7:39 p.m.

A motion was made, seconded and passed unanimously to move into executive session at 7:40 p.m.

A motion was made, seconded and passed unanimously to move out of executive session and reconvene back to open session 7:52 p.m.

A motion was made, seconded and passed unanimously to end the meeting at 7:55pm

EXECUTIVE SESSION SUMMARY:

Board approved: Marylou Woods will be our new Information Specialist to maintain our website and other public relations regarding our community.

Ed Prilucik will assume the position of Board President

Trish Tran will remain as activities director.

Directed the purchase of TV and ceiling mount for clubhouse meeting. This was approved by the board in the May 16 meeting.

Board President Signature