

**MINUTES OF THE MONTHLY BOARD MEETING
PHEASANT CREEK HOMEOWNERS ASSOCIATION, INC.
www.pheasantcreek.org
September 2, 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, Norman Salik, Shanna Morgan, and Pete Murany. Representing Sterling ASI is Community and DeAnthony Anderson by zoom and absent was 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 July 2025 meeting. A motion was made by Ed, seconded by Trish to approve the minutes as written.

OPEN FORUM

- Homeowner asked what mailouts are
- Homeowner asked what is auto insurance. DeAnthony will have to get back to us.
- Homeowner asked what all the insurance items are.
- Board member asked if we are paying for liability insurance-why are we often denied items due to liability. Ed addressed that the assessment value would increase if we obtained more things and our liability is.
- Homeowner wants to know who the company is that. Homeowner wants to know who our insurance agent is. Ed will find out.
- Homeowner would like all insurance information posted on the website including items previously discussed.
- Homeowner would like the web host to create a spot to where the member could subscribe. Then any updates would automatically be sent to subscribers.
- Homeowner stated the mud taxes are 40% higher than other Fort Bend County MUD. The third Thursday of the month. She welcomes all who would like to join her. Another homeowner stated she attended a previous meeting.
- Homeowner stated that some fences are still completed down from Beryl. Ed responded: If you see a violation of this sort then please take pictures and send to Sterling ASI. Homeowner stated that there is a timeline for violations letters that are sent out for violation to be corrected.
- Homeowner stated that we have weeds in the commons. The mulch looks bleached out. What is happening with the landscaping.
- Homeowner stated landscapers have not mowed the green space at the rear park maintenance access point
- Homeowner would like to find another trash company, because it keeps going up. Ed responded that we will when our current contract is near contract end.
 - Homeowner would like to submit bids for trash company who provides staggered pricing by use-maybe they only come one day for certain households.

NEW BUSINESS

QLIP funds proposed including soccer fields, sidewalk, new picnic tables under pavilion, water fountain, pet fountain, soccer field, two goals and a grand stand seating, and non-movable chess, ping pong table and corn hole games to be installed under pavilion.

Homeowner asked if a study was done if the integrity the sidewalk is around for drainage. **It was explained there will be no change to current drainage routes.**

Homeowner is concerned that there is no soil interruption due to the soccer field. **It was explained there will be no elevation increase with the soccer field.**

Homeowner is concerned that the ping pong table and corn hole games will increase cost for repairs. Ed mentioned that homeowners will have to bring their own items for games if we are approved for QLIP funds.

Ed asked DeAnthony when is the reserve report due? It was last done in February 12, 2021. Have we completed items on the reserve survey? There is nothing due for this year. We have one for mechanical equipment for the pool, and we have updated it. What is on the reserve for next year? The sidewalk, the fencing around the pool, and phase two of the parking lot. Ed offered to find out what the deductible is for hurricane insurance.

Security cameras have been installed. There are now three in the back. Two cameras have been installed by the light. There is one now in the hallway of the clubhouse.

Homeowner would like to know what the warranty is for the lights and the pole.

We will do an independent audit. It will go back one year. Will the findings be shared? Yes.

With no further business to come before the Board the Board adjourned the General Business Meeting at 8:14 p.m.

A motion was made, seconded and passed unanimously to move into executive session at 8:20 p.m.

A motion was made, seconded and passed unanimously to move out of executive session and reconvene back to open session 9:32 p.m.

EXECUTIVE SESSION SUMMARY:

We heard two appeals, one for ACC and one for Deed Violations. The Board will make a final decision on both appeals and will inform all parties by certified mail as to their decision to the homeowner within 15 days.

Homeowner discussed appeal of ACC denial.

Homeowner discussed appeal of violation

Make sure website goes on the

Ed made a motion to approve moving forward with all collection matters with the attorney, Trish second the motion and all were in favor.

The next meeting will be held on November 3, 2025 at the Clubhouse, starting at 7:00pm.