

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

www.pheasantcreek.org

December 8, 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, Shanna Morgan, and Pete Murany. Representing Sterling ASI is Community and DeAnthony Anderson. The meeting was called to order by Ed Prilucik and seconded by Shanna Morgan

MEETING AGENDA

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

MEETING MINUTES

The Board reviewed the meeting minutes from the November 2025 meeting. A motion was made by Shanna Morgan, seconded by Pete Murany to approve the minutes as written.

The financial audit is coming. It will likely take 90 days to complete once it begins.

OPEN FORUM

- Homeowner has concern that others allow their dogs off leash. Ed mentioned that the signage is already posted in the park.
- Homeowner asked about the light/signal box getting painted. Ed will follow up.
- Homeowner asked if all graffiti has been taken care of. Homeowners have mentioned many have been taken care of, others we are unsure of. Ed. will follow up. We have no information about who is doing the tagging.

NEW BUSINESS

With no further business to come before the Board the Board adjourned the General Business Meeting at 7:19 p.m.

A motion was made, seconded and passed unanimously to move into executive session at 7:21 p.m.

A motion was made, seconded and passed unanimously to move out of executive session and reconvene back to open session 8:38 p.m.

A motion was made, seconded, and passed unanimously to reclose open session at 8:39

EXECUTIVE SESSION SUMMARY:

We have closed accounts that are still on the report. The attorney has not been updating accounts in a timely fashion.

We discussed deed restrictions that need to be sent to the lawyer.

We are continuing to work on the garbage contract.

Community awards: yard of the month will start in February. Members can only win once per year. Christmas decorations for 1st (\$100) and 2nd (\$50)

We will find out how much it will take to install an automatic water leveler.

Roll over leftover activities budget funds into 2026 if possible. If we can't we will increase the activities budget to \$5,500. Increase activities budget to \$4,000.

2026 Meeting dates: 2/2, 4/6, 6/1(annual), 8/3, 10/5, 12/7

Motions were made and seconded to have the ACC letters sent for violations. We will check into housekeeping monthly.

The next meeting will be held on February 2nd, 2026 at the Clubhouse, starting at 7:00pm.