

**MINUTES OF THE MONTHLY BOARD MEETING  
PHEASANT CREEK HOMEOWNERS ASSOCIATION, INC.  
January 30, 2023**

**CALL TO ORDER**

With a quorum of Directors present, the meeting was called to order at 7:00pm. Those present are as follows Jackie Martinez, Vicki Keller, Ed Prilucik and Jennifer Bucnys, Representing Sterling ASI is Community Manager 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 November 7, 2022 meeting. A motion was made by Jackie, seconded by Vicki to approve the minutes as written.

**REVIEW FINANCIALS**

2022 Year-end financial record was reviewed by the board during open meeting.

**OPEN FORUM**

There were eight homeowners present at the meeting.

Open questions from home owners are as follows.

1. **Traffic & Crime concerns.** *The need to have homeowner vigilant at reporting traffic problems to Ft. Bend County Sherriff Dept. online and by phone. If you see something suspicious call FBCSO.*
2. **Concerns about serious Deed Violations in Pheasant Creek that are ongoing for long time.** *Board explained how the notices are handled and how the process works. How neighbors with concerns can contact Sterling ASI and how to be part of the solution.*
3. **Homeowner asked about the ratio of collected 2023 maintenance fees vs uncollected & reserve budget explanation.** *At the present time your HOA has collected 97% of fees.*
4. **Question if we can go from once a month to twice a month drive through inspections.** *The Board believes that the added cost of a second drive through is not warranted at this time.*
5. **Homeowner gave thanks and congratulations to the board for the fine job we are doing to keep our neighborhood and facilities looking nice.**
6. **Clubhouse and pool rental.** *Board explained that the cost to rent the clubhouse will be a \$250 refundable deposit, \$50 for the first 2 hours rental (2 hour minimum) and \$10 a hour after the first 2 hours. The pool/lifeguard rental will depend solely on the pool company's rate. Interested parties should contact Kari Lemoine at Sterling ASI. The pavilion is on a first come first served, no reservation needed*
7. **Monument update.** *Contractor has contacted the board that they are running behind schedule and will start soon. The existing monuments one good marble side will be saved, if possible, for future use.*
8. **Old folding metal chairs future.**

**NEW BUSINESS**

With no further business to come before the Board the Board adjourned the General Business Meeting at 8:00 p.m.

*A motion was made, seconded and passed unanimously to move into executive session at 8:05 p.m.*

*A motion was made, seconded and passed unanimously to move out of executive session and reconvene back to open session 8:44 p.m.*

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**Jackie Martinez, President**

**EXECUTIVE SESSION SUMMARY: January 30, 2023**

Jackie and Kari were to look into getting someone to paint a mural on the hallway wall. The Board has agreed to having a residents contest for the design of the hallway mural.

The board has agreed to give a homeowner till August 31, 2023 to construct a new back fence facing the common area. With the restriction that the back yard must be kept clean and clear and is subject to drive through inspection.

The Board has decided to remove the wooden benches at the pool and replace with something more inline with our new patio furniture.

The Board has agreed to allow the completion of a large backyard play gym on Windstream for a challenged child with restrictions and a submitted ACC application. Cannot be painted or stained.

The large dead tree on the corner of Pheasant Creek Dr. and Rippling Mill is being sent a 30-day notice to remove the tree or the HOA will conduct a force removal at owner's expense.

Jennifer & Ed will work on implementing, feasibility & cost for security cameras in the park area due to vandalism.

To or not to solicit a towing Co. for late hours towing of vehicles. To discuss at more detail next executive session.

The next meeting will be held on March 7, **2023** at the Clubhouse, starting at 7:00pm.

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**Jackie Martinez, President**