

**MINUTES OF THE MONTHLY BOARD MEETING
PHEASANT CREEK HOMEOWNERS ASSOCIATION, INC.
March 7, 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, Marylou Woods, 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 January 30, 2023 meeting. A motion was made by Jackie, seconded by Vicki to approve the minutes as written.

REVIEW FINANCIALS

2023 Financial record was reviewed by the board during open meeting. 85% of HOA dues have been collected for 2023.

OPEN FORUM

There were four 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. **Monument update.** *Contractor has completed the entrance monument. We are waiting for the electric and irrigation system to be repaired before the landscaping around the monument can be updated with native plant landscaping. The existing monuments one good marble side has been saved and will be mounted on the south outer wall of the clubhouse.*
4. **Old folding metal chairs future.** *It has been agreed to remove the chairs and stands and have them taken to a recycle company.*
5. **Vandalism at the tennis courts.** *The HOA board will discuss this in more detail at the next May 1, 2023 meeting.*
6. **Pool update.** *Starting in April the pool will have several items of concern repaired and cleaned by the pool company. Pool opening day will be the Memorial Day weekend.*
7. **The board has agreed to set HOA meeting dates in the open meeting session and will try to hold all meetings on the first Monday of the month for that yearly quarter.**
8. **Neighbors voicing concerns about the house with dead palm trees.** *Sterling will investigate the concerns and take appropriate action.*
9. **Concerns about getting meeting info to disabled residents.** *Sterling and the board will look into the feasibility of more signage for meetings and the use of push-text notifications to those residents who wish to have it. More info on this during the May 1 meeting.*
10. **Contest for the wall mural.** *Contest is ongoing for a design and for it to be painted on the breeze way wall between the restroom doors at the clubhouse.*
11. **A big thanks to Ms. Becky Orin who has volunteered to manage the upkeep of the doggy doo bag dispensers in the park.**

NEW BUSINESS

With no further business to come before the Board the Board adjourned the General Business Meeting at 7:54 p.m.

*A motion was made, seconded and passed unanimously to move into executive session at 8:02 p.m.
A motion was made, seconded and passed unanimously to move out of executive session and reconvene back to open session 8:30 p.m.*

Jackie Martinez, President

EXECUTIVE SESSION SUMMARY: March 7, 2023

The Board has agreed to having a residents contest for the design of the hallway mural.

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

The board has agreed to purchase a solar Wi-Fi camera to monitor the park and playground area. Also, to purchase the required Wi-Fi extender with mesh technology for future expansion. The camera is to be mounted on a metal pole in the park area so 24/7 monitoring can be accomplished.

Sterling is working on getting fire extinguishers mounted.

Common area lighting (Including pool equipment room) that needs repair. An electrical company has been contacted for this but will take time since their schedule has a large backlog.

Jackie and Ed will coordinate guest speakers from MUD 25 & FBCSO at future meetings.

The next meeting will be held on May 1, **2023** at the Clubhouse, starting at 7:00pm.

Jackie Martinez, President