

**MINUTES OF THE MONTHLY BOARD MEETING
PHESANT CREEK HOMEOWNERS ASSOCIATION, INC.
May 15, 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. 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 March 7, 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. 92% of HOA dues have been collected for 2023.

OPEN FORUM

There were five homeowners present at the meeting.

Open questions from home owners are as follows.

1. **Monument entrance update:** *The electric and irrigation system work has been completed. The landscaping around the monument can be updated with native plant landscaping after all the road construction has been completed.*
2. **The existing monuments:** *The one good marble side has been saved and will be mounted on the south outer wall of the clubhouse. Ed will contact metal contractor to make a metal frame for the monument.*
3. **Old folding metal chairs have been taken to the recycle company we received \$21for all the chairs.**
4. **Vandalism at the tennis courts:** *The HOA has received full payment from the parents for all the damage done and the board has agreed to drop all legal charges.*
5. **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.*
6. **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.**
7. **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. At this time, we have no submitting entries for the wall mural. If there are no entries for the mural, we will have an outside artist complete the work.*
8. **The US flag at the entrance** will need to be replaced, Charlie will be contacted for this.
9. **Inoperable vehicles:** residents mounting concern for inoperable vehicles parked on the street and in driveways. It is advisable to contact FBCO. Take pictures with date on photo and submit to Sheriff's office and also to Sterling ASI.
10. **More security cameras in the park:** The board has approved to purchase one 4K camera and Mesh WIFI extender to deter vandalism on the playground.
11. **Jennifer Bucnys** has resigned from the board for personal reasons. We all wish the best for her and Remi.
12. **HOA Annual Meeting:** July 17, 2023
13. **Sterling ASI** Will look into the replacement of our park entrance signs.
14. **Sterling ASI** will purchase 4 new HOA Meeting signs with changeable day of week inserts.
15. **Fire Extinguishers** the need to replace outdated fire extinguisher and the need to have them mounted for access.

NEW BUSINESS

With no further business to come before the Board the Board adjourned the General Business Meeting at 7:35 p.m.

A motion was made, seconded and passed unanimously to move into executive session at 7:42 p.m.

A motion was made, seconded and passed unanimously to move out of executive session and reconvene back to open session 8:37 p.m.

Resumed open session at 8:38pm

End HOA open meeting at 8:39pm

Jackie Martinez, President

EXECUTIVE SESSION SUMMARY: May 15, 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 July 17, **2023** at the Clubhouse, starting at 7:00pm.

Jackie Martinez, President