

**N MINUTES OF THE MONTHLY BOARD MEETING
PHEASANT CREEK HOMEOWNERS ASSOCIATION, INC.
November 7, 2022**

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, Absent, Marylou Woods. 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 September 9, 2022 meeting. A motion was made by Jackie, seconded by Vicki to approve the minutes as written.

REVIEW FINANCIALS

Financial record was reviewed by the board during open meeting.

OPEN FORUM

There were eight homeowners present at the meeting. Fort Bend Deputy Caston Deboise could not make the meeting. Open questions from home owners are as follows.

1. **Traffic concerns.** *The need to have homeowner vigilant at reporting traffic problems to Ft. Bend County Sherriff Dept. online and by phone.*
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. **Deed restriction notices sent to wrong addresses.** *Homeowner are advised to contact Sterling ASI about the mistake by email and/or phone. That we do try our best not to send out letters to wrong address but acknowledges that sometimes it does happen and to please be patient about correcting our mistake.*
4. **Homeowner asked about the ratio of collected 2022 maintenance fees vs uncollected.** *At the present time your HOA has collected 97% of fees.*
5. **Question if we can go from once a month to twice a month drive through inspections.** *The board will look into it and the feasibility to add a second drive through.*
6. **Homeowner gave thanks and congratulations to the board for the fine job we are doing to keep our neighborhood and facilities looking nice.**
7. **Clubhouse and pool rental.** *Board explained about the approve remodeling of the clubhouse interior to accommodate renting out the clubhouse to residents and cost to rent clubhouse and pool/lifeguard rental.*
8. **How much do force mows cost.** *At the present time force mows are \$100.00 and are charged to the homeowner.*
9. **About a homeowner adding 3 feet to their driveway side.** *This homeowner's application was approved by the board during arbitration but also had limitations placed on it, No more that three feed could be added and had to be placed on the front door side of driveway. The homeowner put in proper paperwork and plans and followed the HOA process for improvements*
10. **Concerns about the Cemetery upkeep.** *It was explained that the Board had no jurisdiction on this issue.*

NEW BUSINESS

With no further business to come before the Board the Board adjourned the General Business Meeting at 8:07 p.m.

A motion was made, seconded and passed unanimously to move into executive session at 8:13 p.m.

A motion was made, seconded and passed unanimously to move out of executive session and reconvene back to open

session 8:54 p.m.

EXECUTIVE SESSION SUMMARY:

Jackie and Kari were to look into getting someone to paint a mural on the hallway wall.
Website progress is moving smoothly and expect it to be up and running Jan 2023.

The next meeting will be held on Jan **30, 2023** at the Clubhouse, starting at 7:00pm.

Jackie Martinez, President