

**MINUTES OF THE MONTHLY BOARD MEETING
PHEASANT CREEK HOMEOWNERS ASSOCIATION, INC.
www.pheasantcreek.org
February 2nd, 2026**

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 Kari Lemoine and DeAnthony Anderson. The meeting was called to order by Ed Prilucik and seconded by Pete Murany.

MEETING AGENDA

No agenda was presented.

MEETING MINUTES

The Board reviewed the meeting minutes from the December 8th meeting. A motion was made by Ed and seconded by Shanna Morgan to approve the minutes as written.

OPEN FORUM

- Homeowner questioned whether the sidewalk in front of the HOA building will be done. We are waiting for the MUD funds.
- Homeowner reported that the game warden stated to contact the HOA for coyote sightings.
- Homeowner questioned when the sewer work would begin. Another informed homeowner reported that it is in the work, but it is going through the process.
- The third Thursday of each month is when our Mud district. We would like to put the meeting information on our HOA website.
- Homeowner asked when animal shelter would be built.

NEW BUSINESS

With no further business to come before the Board the Board adjourned the General Business Meeting at 7:25p.m.

A motion was made, seconded and passed unanimously to move into executive session at 7:27 p.m.

A motion was made, seconded and passed unanimously to move out of executive session and reconvene back to open session 7:54 p.m.

A motion was made, seconded, and passed unanimously to reclose open session at 7:55pm

EXECUTIVE SESSION SUMMARY:

The attorney has not been updating accounts in a timely fashion. We discussed deed restrictions that need to be sent to the lawyer.

Board action on two accounts to be referred to attorney.

Approved quote for #17311 Sweetwater pools.

Tabled quote #17359 Sweetwater pools for question about backboard

Tabled all quotes concerning autofill.

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