

**MINUTES OF THE MONTHLY BOARD MEETING
PHESANT CREEK HOMEOWNERS ASSOCIATION, INC.
March 4, 2024**

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, Ed Prilucik, Vicki Keller, Marylou Woods. Trish Tran was absent. 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 October 2, 2023 meeting. A motion was made by Jackie, seconded by Marylou & Vickie to approve the minutes as written.

REVIEW FINANCIALS

2024 Financial record was reviewed by the board during open meeting. The 2024 financials reviewed and 82% of HOA dues have been collected.

OPEN FORUM & EXECUTIVE SESSION SUMMARY

There were seven homeowners present at the meeting.

Open questions from home owners are as follows. Three Minuit time limit per guest questions.

1. **Pool update:** *The board and ASI management have chosen Sweetwater Pool to be our new pool management company. Sweetwater Pool was awarded the contract to resurface the pool and bring into code. Pool opens Memorial Day weekend and festivities are being planned. **Volunteers are needed.***
2. **Wall mural:** *Bids are being reviewed and finalized.*
3. **Sterling ASI:** We have replaced the park entrance signs.
4. **Park trash cans:** Sterling will contact the grounds maintenance company about adding two more trash cans on the east side of the park.
5. **Disputes with neighbors:** Contact Fort Bend "Dispute Resolution Center"
6. **GFL Waste** and HOA Board negotiated contract was signed August 1, 2020 with WCA Corp. and was for a term of five years. For the years of 2020, 2021, 2022 we received a negotiated discount. The years of 2023, 2024 prices were to be based on the: Published Consumer Price index-All urban Consumers ID: CUSR0000SEHG02 Garbage and Trash Collection.
7. **Reporting Neighborhood violations:** Please contact Sterling ASI
8. **MUD 25:** Has completed the drainage and concrete work on the west parking lot entrance.
9. **Board:** Explained that the park is for public use for MUD 25 residents but the tennis courts, clubhouse and pool area are privet for P.C. residents use only.
10. **Resident asked if a sidewalk could be installed along the east side of clubhouse joining both park entrances.** *Due to underground utilities in this area, it would be cost prohibited for HOA but MUD 25 will be contacted on this request.*
11. **Resident asked if lights could be added to pavilion:** *The board is currently working with electrical company to add flood lights near the pavilion and east parking lot.*
12. **Mosquito spraying should start March 14, 2024**
13. **Resident concern about tennis courts lights posts rusting at ground level and possible grounding issues.** *The board has agreed to have the tennis court lights inspected by electrical company.*
14. **Residents trash pickup on Mondays being missed and picked up on Tuesday:** *Residents having problems with trash pick up should call GFL @ 281-368-8397*
15. **Residents' complaints about overgrown yards:** *Drive though for deed violations cant catch everything. Residents are asked to report violations to Sterling ASI.*
16. **Community Garage sale:** *Will be held April 5 & 6.*
17. **New digital pool tags will be incorporated starting this year. There will no longer be pool tags issued.**
18. **Next HOA meeting will be held May 14, 2024.**

NEW BUSINESS

With no further business to come before the Board the Board adjourned the General Business Meeting at 7:31 p.m.

A motion was made, seconded and passed unanimously to move into executive session at 7:39 p.m.

A motion was made, seconded and passed unanimously to move out of executive session and reconvene back to open session 8:14 p.m.

Resumed open session at 8:15pm

End HOA open meeting at 8:16pm

Meeting adjourned at 8:17

Jackie Martinez, President