**Pheasant Run Homeowners Association**

**P.O. Box 4484 Topeka, KS 66601**

**BOD Meeting**

**Novemeber 14th 6:30pm –Lawyer’s Title**

**Attendance:** Board members -- Ronda, Ray, Karla, Arwyn, Kathy & 15 homeowners.

Ronda did not print an agenda. The only item was a motion to approve the 2023 operating budget.

**Minutes** from October were presented by Arwyn. Motion to approve-Karla, Ray 2nd. Minutes were approved

**Financial report** for October was presented by Karla.

Why was the roof replacement so much over the budgeted amount? There was no way to know when we made the 2022 budget that inflation would impact the cost of labor and supplies so much.

**Questions:**

Why don’t we use a management company? When we last used a management company, they put band-aids on problems that we are now discovering. We paid $11/month for the management company. There was an additional charge to us every time they came out to do work. So everything cost more.

Why are dues going up again? Dues did not go up for 15 years while under the management company which has left us with much deferred maintenance in addition to not keeping up with inflation of costs.

Couldn’t a management company save us money on large projects by being able to negotiate lower prices? They might have more negotiation power because they run more properties, but it may not outweigh the additional costs we are charged to use them.

Each complex has their own problems based on the original construction, management and maintenance history, and demographics. Be careful comparing. It may be apples to oranges.

**Ray:** We have a problem. We have put together a budget that we feel will help us solve this problem. There is a chance for anyone to run a join the board and work through the budget for next year.

**Insurance:**

We need to make sure that folks have the right insurance. We need to make sure the HOA has the right insurance.

**Ned:** “I don’t want to end up in a mess where there is an assessment of $5k or $10k because of a huge loss of one or several units, even though it might mean paying $25/month more for me now.”

**Ronda:** We are trying to get 3 bids at minimum for the HOA insurance policy. These representatives would present their bids at the January meeting.

Wind/Hail coverage: Remember the December storm, the cost to pay it ourselves came in lower than our wind/hail deductible.

**Budget:**

Line #62 What is PTS & RG? Paint, Trim and Siding- Rain Guards

The Carport?

Was taken down. It was a hazard to the community. It is being replaced.

Who is paying for it’s replacement? We are awaiting legal advice as of now.

**Trash Service:**

#86-Status on Waste Management?

Still a work in progress

Karla moved that we accept the 2023 budget as presented. Ray 2nd. Approved by the board.

**Next Meeting Scheduled for January 23rd , 2023 6:30pm-Lawyer's Title**

**Meeting adjourned at 7:45pm with motion by Ray. Karla 2nd.**

Arwyn Henry

Secretary, PRHOA