**Pheasant Run Homeowners Association**

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

**BOD Meeting**

 **October 17th, 6:30pm –Lawyer’s Title**

**Attendance:** Board members -- Ronda, Ray, Karla, Arwyn, Kathy & 11 homeowners.

**Agenda** was presented by Ronda.

**Minutes** from August were presented by Arwyn. Minutes were approved.

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

**NEW BUSINESS**

**Presentation of Draft 2023 Budget by Karla and Ray**

Several questions were presented by members for discussion.

Q: Snow removal is it a flat fee or billed?

A: Billed per incident, depending on the number of incidents we can underspend or overspend the budget.

Q: Whose rain guards are coming down next year?

A: Yes we have a list, but Ronda didn’t bring it tonight.

Q: Why are we budgeting so much on fencing?

A: We want to be prepared for another wind storm like last December and have the funding set aside rather than pull from another line item, especially since we recognize the fence has weak spots.

Q: What landscaping for next year?

A: Ronda explained the landscaping work that had taken place this year cost about $5,000. She also emphasized the homeowner cost of $750 involved with removing the AC unit and having it placed back when the work was complete.

Q: Asked about why August financials still have us in the red?

A: We have 3 units with liens on them. 2 owners can’t be located and one is an estate in probate. Recouping those unpaid dues would bring us back into the black.

**OLD BUSINESS**

**Status Reports**

**PRV**: Ronda explained PRV (Pressure Relief Values) are the homeowner’s responsibility. There have been 3 failures this year. These values are old and showing their age. The cost for replacement can be $500-$1,000 depending on which plumber you use and what else gets ruined when they fail.

**Chimney Stack Repairs:** They have been completed for this year and we will continue work nest year.

**Trash Pickup:** Concerns about the larger containers and larger trucks have been heard. Ronda has reached out to WM but has not heard back yet. She will keep trying.

**Cabana Flooring:** We went ahead and budgeted for the cheapest option, the textured cement.

**Next Meeting Scheduled for November 14th, 2022 6:30pm-Lawyer's Title for Budget approval.**

**Meeting adjourned at 7:28pm**

Arwyn Henry

Secretary, PRHOA