**Pheasant Run Homeowners Association**

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

**BOD Meeting**

**January 23rd, 6:30pm –Lawyer’s Title**

**Attendance:** Board members -- Ronda, Karla, Arwyn, & 10 homeowners.

**Agenda** presented by Ronda.

**Minutes** from November were presented by Arwyn.

**Financial report** for October, November, and December were presented by Karla.

Karla discussed the excess funds we had at the end of 2022. She covered that some homeowners pay in December for the entire upcoming year and that we already spent. She also explained that some of the excess was used to pay the second half of the pool painting project in January, and we would use some to pay for the carport replacement.

Karla proposed moving the leftover $20,000 to our savings account. It was tabled until the March meeting because we needed to figure out who and how much was prepaid for 2023.

**Presentation of Insurance Bids**

Jeff Biggs got us started. After speaking with Kirk, just prior to the meeting beginning he knew he could not beat Farm Bureau’s quote. He explained that we are lucky to have only a 1% wind/hail deductible as most are now at 5%. He is going to search for savings on our D&O coverage (Directors and Officers), but the savings to be found there are limited.

Both Jeff and Kirk emphasized the need for loss assessment coverage on each homeowners insurance plan. We were encouraged to buy loss assessment coverage up to $10,000. It’ll likely cost around $10 per year, but save you in case of a big loss assessment.

Kirk shared his estimate with us $71,630 for the year with continuing a 1% wind/hail coverage.

**Waste Management** Ronda is getting a bid from another provider. We will see what it is. We must give 60 days notice to end our contract with Waste Management.

**Next Meeting Scheduled for March 20, 2023 6:30pm-Lawyer's Title**

**Meeting adjourned at 7:21pm with motion by Karla. Arwyn 2nd.**

Arwyn Henry

Secretary, PRHOA