**Pheasant Run Homeowners**  **Association**

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

**BOD Meeting**

**June 19th, 6:30pm –Lawyer’s Title**

**Attendance:** Ronda, Karla, Ned, Arwyn & 23 homeowners.

**Agenda** presented by Ronda. It was approved.

**Financial report** for May and a revised report for April were presented by Karla.

Clay Warren questioned how we view the “carport loan” in the financials. How would we know how much had been repaid? A line will be added to the financial report showing the payments collected.

Clay Warren also wanted to know how many members are behind in paying their dues, when liens are placed on those properties and how much total in late payments is owed to the HOA. Those were not amounts and information that Karla brought to the meeting. He was assured that liens were placed on properties that are more than 3 months overdue.

Additional questions were put forth by Ned about specific checks. Where is our money going? Brother’s Construction. He encouraged us to seek multiple bids for every job and calling a meeting of the board before making decisions about spending.

It’s tough. We do need to be careful since we manage the complex and are the HOA board. It’s easy for the waters to be muddied.

**Minutes** from May presented by Arwyn. Ronda moved to accept. Karla 2nd.

**Old Buisness:**

**New Carport:** It’s done. All carport owners have agreed to pay their portion.

Ned has received a bid for painting the rest of them. We will entertain offers to get them done.

**Mulch:** We are doing one more round of mulch. Let Ronda know if you want some. Ned, “Let’s thank the garden club. The mulch has made a huge improvement.”

**Lawn Care:** Richard wanted to know who sprays weeds and where? The lawn care company sprays hard surfaces only.

**Rain guards:** 2 are scheduled to be taken down this year.

**Trash:** The new company will be LRS. They are cheaper than WM and will provide dumpsters with sliding doors on the side. We just need to figure out how to break our contract with WM.

**New Buisness:**

**Review Rules and Bylaws:** Everyone in the complex received a copy of the parking and occupancy rules today. We will be sending letters to the offenders. Some homeowners have 3-5 vehicles and are parking the extra vehicles in the overflow parking. Homeowners violating the occupancy bylaws will be sent letters.

**Listing Homes:** Please notify board prior to listing your home on the market. The bylaws say 20 days notice.

**Nominations/Appointment of Additional BOD members:**

Ned nominates Bonnie Deines and Ronda nominates Sara Mann. Both accepted and elected to the Board.

**Ray Rhodd Memorial:** Ned proposes that we rename the cabana the Ray Rhodd Veterans Memorial Clubhouse. Also, that we identify all veterans living in the complex and honor them at appropriate times throughout the year.

**Next Meeting Scheduled for August 21st, 6:30pm at Lawyer's Title.**

**Meeting adjourned 7:47pm at with motion by Arwyn. Ned 2nd.**

Arwyn Henry

Secretary, PRHOA