**Pheasant Run Homeowners Association**

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

**BOD Meeting**

 **August 21, 2023 6:30pm –Lawyer’s Title**

**Attendance:** All Board & 14 homeowners.

**Agenda** presented by Ronda.

**Financial report** for June and July were presented by Karla. Additionally, for consideration, she presented the information on a new Business Money Market account that we could invest our money in.

**Minutes** were presented by Arwyn. Karla moved to accept. Sara 2nd.

**Old Business:**

**Construction Update:** Karla bought new windows. When they went to install them, rot was found. They had to find the source of the rot. It has now been completely resided.

Rob and Kathy replaced their sliding glass door. Rot was found. The rot has been removed and siding redone.

Sara’s sliding door was wonky. After examination, Paul found rot. It has been removed and siding will be redone.

5859 is getting a complete residing job. They will begin work there when the other three projects are finished. This is why the construction dumpster was ordered.

**Lighting:** Ned is working on lighting projects. A number of the outdoor post lights are just gone. There is a lot inside of the rust, especially inside the ones that don’t have tops. Some need sensors. Most are near death if not dead.

**Water in Street:** Ronda found an email for the Director of Utilities and sent pictures of our hole. Now they are supposed to have them finishing fixing the street starting tomorrow.

**Trash:** They are great! Let Ronda know if we need any large items picked up. We can schedule them to come pick it up for $35.

**New Business:**

**Homeowner Responsibilities:** Aging carports, decks, patios, fences, windows, and doors are the responsibility of the homeowner. We should be budgeting for eventual replacement. If windows or doors are being replaced, please let the HOA know in case rot is found.

**Open Discussion:**

Rosie: Tree on the west has got a lot of dead in it. Could we get it trimmed?

Ned: Take your recycling to McClure. Karla, we need to follow up on gathering proof of condo insurance from the homeowners. Can we use the tennis courts as a doggie park? It might be a selling point for some prospective buyers. Consensus was, that’s fine. What is the new homeowner paperwork for? It states the main rules that we want new owners to be aware of. They acknowledge with their initials.

Kathy: Pole lights. Can we change them ourselves?

**Next Meeting Scheduled for October 16th, 6:30pm at Lawyer's Title.**

**Meeting adjourned 7:43pm.**

Arwyn Henry

Secretary, PRHOA