**Pheasant Run Homeowners Association**

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

**BOD Meeting**

 **November 13th, 2023 6:30pm –Lawyer’s Title**

**Attendance:** Ronda, Karla, Bonnie, Arwyn, Ned & 9 homeowners.

**Agenda** presented by Ronda.

**Financial report** for October were presented by Karla. There were no questions. Ned moved that we approve as presented. Karla 2nd. Aye.

**Minutes** Arwyn read the minutes from the October meeting. Asked to add committee names for those who are establishing a fee schedule for bylaw violations. Karla moved to approve. Bonnie 2nd. Minutes approved with revision.

**Old Business:**

* 1. 2024 Budget: No questions or comments. Karla moved to approve budget as presented. Ned 2nd. Budget was approved.
	2. Violations: Ronda has received pushback from the letters she sent to homeowners about parking and occupancy violations. One individual has asked that we deal with his attorney. If you notice violations/infractions, please let a board member know so that we can address it. We will do the best we can to enforce the rules. Help us address issues early before they get out of hand. We might need to emphasize Amendment 16 which says you can’t rent out your place, even to family. A committee has been formed to establish fees/penalties for different bylaw infractions.

Richard: What does the lawyer say we should be doing?

Ronda: Exactly what we have been doing, sending letters with the bylaws and rules attached. Giving them time to change. We could ultimately take it to court, even pursuing eviction eventually, if necessary.

**Open Discussion:**

Richard: Where are the erosion problems?

Ronda: Mostly the duplexes because of being built on an incline.

Richard: What happened to installing Leaf Guards on gutters?

Ronda: We did a trial on building 5859. They didn’t work. The gutters still clogged.

Richard: Who is the responsible party for plumbing under/within the foundation?

Ronda: We will need to do more research to find out exactly where the line is.

Richard: How many people have read the reserve study? Are we planning to follow it?

Ronda: That is the long term plan.

Trish: What happens if someone who is behind on their dues files for bankruptcy?

Ronda: The lien we have in place would come into play.

Trish: Can we keep those people (behind on their dues) out of the pool?

Ronda: We can try, but it is hard to patrol. Any resident has the right to ask people to leave if they are violating pool rules.

Ned: I challenged someone who had his dog swimming in the pool. We had to revise the sign so that it said NO PETS.

**Next Meeting Scheduled for January 22nd, 6:30pm at Lawyer's Title.**

**Meeting adjourned 7:27pm. Ned moved. Karla 2nd.**