**Pheasant Run Homeowners Association**

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

**BOD Meeting**

 **October 16th, 2023 6:30pm –Lawyer’s Title**

**Attendance:** All Board & 24 homeowners.

**Agenda** presented by Ronda.

**Financial report** for August and September were presented by Karla. There were no questions. Ned moved that we approve as presented. Aye.

**Minutes** were forgotten. They will be read at the November meeting.

**2023 Budget:**

Looks like we will end the year in the red. BUT Ronda is requesting a refund from Eaton Roofing for the chimney work they did incorrectly. Also, had all dues been paid, we would not be in the red.

Ned: I want to thank the previous board for creating a good budget. I feel that we are good to go into next year without a dues increase. We are facing some large upcoming expenses with redoing our asphalt. We will also see increasing costs to care for our taller trees.

Becky: Can we require homeowners give the HOA a copy of their HO-6 policy every year?

Karla: Yes, they are supposed to send it to us. Please everyone go ahead and ask for proof of insurance on your unit and send it to me.

**2024 Budget Discussion:**

Rosie: Some categories went up in the 2024 budget, how did total maintenance expenditures come down?

Arwyn: The carport replacement/rebuild was included in this year’s 2023 budget at 22,000, but we will not be replacing a carport next year. The pool repair budget also decreased from 15,000 to 5,000.

Ned: I move that we adopt the draft budget, knowing that the final budget will be adopted at the next meeting. Ronda 2nd. Aye.

Richard: About P,T, & S, who will be on the list?

Ronda: We are still finalizing the list of projects. Tentatively, putting siding on all the carports instead of wood that we need to paint, finishing siding the front of Karla’s building, and the front bay window on Julie Fritz’s place. The window frame needs a complete rebuild. Then, I would like to inventory which buildings have been partially re-sided and try to finish one or two.

Gary: Is there a 5-10 year plan for maintenance?

Ronda: The goal of the board is to keep track of regular long term maintenance such as roofs, stairwells, and siding, and plan ahead to budget for all of them.

**Open Discussion:**

Jane: I trimmed a tree behind my duplex. The wood is down behind it because I didn’t know what to do with it?

Ronda: I’ll have the lawn guys get it.

Ned: We are seeking volunteers to create a fee schedule to penalize unwanted behavior. We cannot assess fees for violating the bylaws without a fee schedule. Let us know if you would like to volunteer. Volunteers were Linda Walshire, Rosie Cooper, and Trish Turner.

**Next Meeting Scheduled for November 13th, 6:30pm at Lawyer's Title.**

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

Arwyn Henry

Secretary, PRHOA