**Pheasant Run Homeowners Association**

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

**BOD Meeting**

 **March 18th, 2024 6:30pm –Lawyer’s Title**

**Attendance:** Ronda, Arwyn, Bonnie, Ned, and 11 homeowners

**Agenda** presented by Ronda.

**Financial report:** Ronda: I will not read them to you. You can ask questions at the end if you have any.

**Minutes** for the January meeting with the February meeting addendum were presented by Arwyn. Bonnie motion to accept. Ronda 2nd.

**Bylaw Violations:**

Ronda: This handy chart will be sent out to all homeowners so they know what will be happening moving forward. It’s unfortunate that we must play hardball, but it has not been enforced for so long. If I (Ronda) receive proof, I will be enforcing it. I’ll need video, pictures, or a willing witness.

Ned: I’d like to thank the committee. I’m sure that there will be people who claim personal companion animal exemption. I think we should put a line at the bottom that says appealable to the Board. We should also include this in the paperwork given to new homeowners so they can’t say they don’t know.

Ronda: I have documentation for 1 therapy dog in the complex.

**Old Business:**

Maintenance requests: We have a lot of requests, but we are working on them. Help us keep track by submitting something in writing, either in email or the box in the cabana.

**Open Discussion:**

Becky: Where are we with getting money back from Eaton Roofing?

Ronda: Still waiting to hear back from them. I sent them a lot of documentation and the lawyer wants to hear what they say before proceeding.

**BOD Election:**

As far as we know, all current board members are running again. If anyone else would like to run, they will need to complete a candidate statement by April 8th. Proxy ballots will be delivered by April 19th and will need to be collected and returned by our Annual Meeting on May 13th.

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

**Meeting adjourned 7:07 pm. Arwyn moved. Bonnie 2nd.**