

PHEASANT RUN ROAD MAINTENANCE ASSOCIATION, INC.
BOARD OF DIRECTORS
MEETING SUMMARY
January 9, 2006

A regular meeting of the Pheasant Run Road Maintenance Association, Inc. Board of Directors was held at the Administration Building in Ann Conklin's Conference Room on January 9, 2006.

Members Present: Ann Conklin, Canton Township, Dave Nagy, Pheasant View, Ron Powell, Fairway Pines, Tim Kljun, Fairway Pines, Rob Mossel, Fairways

Excused: Craig Stephens, Fairways, John Burdziak, Canton Representative

Ann Conklin called the meeting to order at 5:35 p.m. The minutes of the October 24, 2005 meeting were read. R. Powell made a motion to approved the minutes and D. Nagy seconded the motion. Prior to voting on the motion discussion followed.

- R. Powell stated that his understanding was that the budget was not approved, as the minutes indicated and final approval and discussion would take place at the December 5, 2005 scheduled meeting. Note, the December 5, 2005 meeting was postponed until January 9, 2006 due to scheduling conflicts.
- R. Powell stated that he believed the budget was inadequate.
- R. Powell stated that he believed the budget was understated in the area of insurance and taxes.
- R. Powell stated that he believed the budget was to more accurately reflect line item expenditures.

The minutes received contingent approval with the following modification. The budget would be adjusted to reflect more detailed expenditures.

Additional Discussion specified below followed.

- R. Powell stated that the investments of reserve funds were obtaining insufficient return. The board responded indicating that the investments were being made according to the approved investment policy.
- R. Powell challenged the authority of the Roadway Manager to levy and collect funds. The board responded that it had the authority to levy and collect funds as granted by the Reciprocal Roadway Easement and supported by the Covenants and Restrictions of each subdivision member.
- R. Powell requests definition of the terms "repair" and "replacement" as they pertain to the authority of the Roadway Manager to levy and collect funds.
- R. Powell made a motion to suspend collection of reserve funds for a period of three months. Motion died for lack of support.

Ann Conklin will specify interpretations of Canton Township as they pertain to the authority of the Roadway Manager during the next regularly scheduled meeting.

Ann Conklin requested that R. Powell provide his list of issues in written form so the board could provide

accurate answers to each identified issue.

Audit Firm Selection - A motion was made by R. Mossel and seconded by R. Powell to accept Myler and Associates to provide an audit of the financial statements of PRRMA for the CY 2005. Passed unanimously.

Pheasant View Signage - D. Nagy requested that the board fund additional sign costs for Pheasant View as they pertained to the final installation and repair. The board unanimously approved payment.

Lighting Issues - Current lighting problems were identified existing in each subdivision. Lighting repair will be addressed by each subdivision.

Manager's Report – Tim Kljun provided copies of the following documents to the board representatives. Narrative of activities for October, November and December, 2005.

Updated copy of the latest reserve study.

Proposed cash flow for 2006

Proposed investment interest accrual for 2006

Final 2005 income and expense, actual vs. budget performance summary for 2005.

Trees – A. Conklin will consult with J. Goulet of Canton Township to determine the type of trees to be planted as replacement street trees when necessary.

Grass and Weed Growth – The board directed Tim Kljun to prepare specifications and receive bids to apply vegetation killer along the roadways to kill grass and weeds growing between the asphalt and concrete gutter.

Issues Differed

- Discussion of Tax Lien investments
- Discussion of tree and shrub trimming/removal along Glengarry Boulevard and subdivision roadways.

The meeting was adjourned at 7:00 p.m. The next meeting is scheduled for February 20, 2006 at 5:30 p.m. at the regular location.

Respectfully submitted,

Tim Kljun for Ann Conklin