

PHEASANT RUN ROAD MAINTENANCE ASSOCIATION, INC.
BOARD OF DIRECTORS
MEETING SUMMARY
February 20, 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 February 20, 2006.

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

Excused:

Ann Conklin called the meeting to order at 5:02 p.m. The minutes of the January 9, 2006 meeting were read. R. Powell made a motion to approve the minutes and D. Nagy seconded the motion. Unanimous approval.

Roadway Manager Authority

Authority of the roadway manager was reviewed by Ann Conklin referencing the Covenants and Restrictions of Fairway Pines and the Reciprocal Roadway Easement Documents. Discussion was led by Ron Powell focusing around the concept of budget and assessment authority of the roadway manager.

A motion was made by John Burdziak and seconded by R. Powell to "have a legal opinion on the authority of the roadway manager to assess the subdivisions for anticipated future repairs".

Discussion followed and the motion was modified to read "To clarify the Pheasant Run Road Maintenance Association, Inc. board's authority to assess for anticipated reserves beyond the subsequent year". The modified motion passed unanimously. Ann Conklin will prepare the clarification.

Investment Policy

Tim Kljun showed the comparison of performance of the PRRMA investments compared to US Treasury instruments and the S&P 500.

Investment Advisor

The board recommended that an investment advisor be contacted and make a presentation of services. Ann Conklin will contact a potential investment advisor. Ron Powell and Dave Nagy will forward names of potential candidates to Ann Conklin who will make the contact.

FY2006 Budget

The proposed budget for FY2006 was discussed and a motion to adopt the budget was made by Craig Stevens with a second by John Burdziak. Discussion followed and Ron Powell recommended that the miscellaneous line item budget amount be raised to \$1,600 from \$300. The total administrative budget amount will remain the same. Professional Services will be reduced by an amount of \$1,200. The budget was unanimously accepted.

Tree Trimming Proposal

The proposal to trim/remove shrubbery/trees, by Oakley Landscape, was discussed. The board directed that the shrubbery which is identified to be removed and replaced be replaced with ground cover in order to minimize future trimming. Tim Kljun will contact Oakley Landscape to obtain an updated proposal.

The board directed that a cost for painting "STOP" at selected intersections throughout the subdivisions, as

an alternative to removing street trees, be investigated. Tim Kljun will provide quotations from painting contractors.

Golf Cart Crossing Stop Signs

Dave Nagy requested that the roadway manager update the signs at the golf cart crossing in Pheasant View subdivision, hole 19 to 20 of Pheasant Run. Tim Kljun will schedule repairs.

Monument Repair

The board approved the investigation or required repairs to secure the loose stone entrance monuments. Tim Kljun will prepare a scope of work.

The meeting was adjourned at 7:04 p.m. The next meeting is scheduled for March 20, 2006 at 5:30 p.m. at the regular location.

Respectfully submitted,

Tim Kljun for Ann Conklin