

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

**Members Present:** Ann Conklin, Canton Township, Dave Nagy, Pheasant View, James Guth, Fairway Pines, Tim Kljun, Fairway Pines, Craig Stevens, Fairways, John Burdziak, Canton Township

Excused: R. Powell, Fairway Pines

Ann Conklin called the meeting to order at 5:32 p.m. The minutes of the February 20, 2006 meeting were read. D. Nagy made a motion to approve the minutes and C. Stevens seconded the motion. Unanimous approval.

**Roadway Manager Authority**

Ann Conklin informed the board that the township attorney was reviewing the Reciprocal Roadway Easement with respect to the authority of the board to collect assessments from each subdivision for future requirements. The attorney indicated that since Canton Township funds were co-mingled with association funds that additional requirements may be applicable.

Ann Conklin indicated that contact was being made with R. Lewiston, one of the original authors of the Reciprocal Roadway Easement, as to the intention of collection of funds for future repairs.

Ann Conklin expected that clarification language, in the form of an addendum to the Reciprocal Roadway Easement would be prepared by the next meeting. The PRRMA board would then be expected to vote on the adoption of the clarification.

**Tree Trimming Proposal**

A motion was made by J. Burdziak to proceed with the trimming/removal of trees and shrubs along Glengarry Boulevard based on the quotation supplied by Oakley Landscape Inc. The motion was seconded by J. Guth and approval was unanimous. Tim Kljun will contact Oakley Landscape to inform them to begin their work.

**Painting of "STOP" at Intersections Within The Subdivisions**

Tim Kljun will e-mail the JPEG photograph proposal to each association representative to review with their respective boards. There are 68 locations where "STOP" could be painted on the roadway. No formal request for quotation has been requested from various contractors. Upon final definition of scope of work, a formal quotation will be provided prior to work being started. The expected cost would be \$30 to \$35 per location. Each board member will report their subdivisions desire at the next meeting.

Tim Kljun will contact Dietrich Bailey and Associates and request their recommendation relative to this issue.

**Golf Cart Crossing Stop Signs**

Dave Nagy made a motion to replace the two (2) stop signs at the hole 19 to 20 cart crossing across Crowndale in Pheasant View with the appropriate height signs. The motion was seconded by J. Burdziak. The motion was unanimously approved. The Pheasant View signs have been accepted by the PRRMA and maintenance is now the responsibility of PRRMA. Tim Kljun will schedule replacements.

### **Sign Modification Proposal by Fairway Pines**

Fairway Pines has proposed a sign modification to all street identification signs in order to improve the visibility of the signs. They have installed a prototype sign at the Pinehurst – Highlands intersection. A JPEG photograph will be mailed to all subdivision representatives for review with their respective boards. J. Guth reports that the expected cost of the sign upgrade would be \$74 for each location with an estimate of \$4,000 to \$5,000 to complete Fairway Pines.

### **Monument Repair**

No action has been taken at this time.

### **Guardhouse Repair at Glengarry – Canton Center Entrance**

Jim Guth informed the board that repairs had been made to the vandalized guardhouse at the Glengarry – Canton Center entrance. The broken windows had been repaired with Plexiglas. However, this was very flexible and could be dislodged from the frame with applied pressure. Fairway Pines will continue to investigate improvements. Jim Guth reported that this incident was the first to occur in the more than 10 years of the guardhouse existence.

### **Vegetation Killer Application**

A motion was made by Dave Nagy and seconded by John Burdziak to apply vegetation killer, up to 3 times in the season, along the concrete-asphalt seam along the subdivision roadways in order to keep vegetation growth from damaging the roadway. Oakley Landscape had quoted the application at \$1,200 per occurrence. The motion was approved unanimously. Tim Kljun will contact Oakley Landscape with the approval to proceed.

### **Investment Advisor**

Ann Conklin has made contact with several investment advisors requesting presentations be made to the board. The board has requested that the presentations be delayed until after Reciprocal Roadway Easement clarifications have been approved.

### **Landscape Upgrade for Links Condominiums**

The board has unanimously agreed NOT to participate or fund any upgrade for the Links Condominiums per the letter of request by their manager Herriman & Associates, Inc. dated February 9, 2006. Ann Conklin will respond to Herriman & Associates, Inc. with the board's decision.

### **Financial Reporting**

The board has requested Tim Kljun to provide an up to date financial activity review at each meeting.

The meeting was adjourned at 6.55 p.m. The next meeting is scheduled for April 24, 2006 at 5:30 p.m. at the regular location.

Respectfully submitted,

Tim Kljun for Ann Conklin