

PHEASANT RUN ROAD MAINTENANCE ASSOCIATION, INC.
BOARD OF DIRECTORS
MEETING SUMMARY
November 6, 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 November 6, 2006.

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

Excused:

Others: Tim Kljun, Roadway Manager, Tom Casari, Canton Township

Ann Conklin called the meeting to order at 5:38 p.m.

Approval of Meeting Minutes

The minutes of the September 27, 2006 meeting were read. Motion to accept by C. Stevens with second by D. Nagy. Minutes were unanimously approved.

New Member

Ann Conklin announced that John Burdziak had resigned since the last meeting. Ann Conklin introduced Tom Casari from Canton Township who has been appointed by Canton Township to replace John Burdziak.

Financial Activity Review

Tim Kljun presented the financial reports as of October 31, 2006, consisting of:

- Balance Sheet
- Reserve Account (Asset) Activity
- Statement of Income and Expense
- Narrative of Activities for the month of October, 2006

Tim Kljun also prepared and presented a financial analysis through the end of October 2006 consisting of:

- 2006 dues assessment cash flow
- 2006 checking account monthly closing balance
- 2006 monthly reserve activity
- 2006 monthly expenses

General discussion followed and the board unanimously accepted the financial presentation.

Renewal of Maturing CD

Tim Kljun reported that a CD at Brighton Commerce Bank was maturing on November 11, 2006. He requested permission to reinvest the funds in another CD. He reported that the available cash, necessary to pay all the bills for the remaining 2006 FY was readily available. The board directed Tim Kljun to reinvest the funds from the maturing CD.

Concrete Sidewalk Repair/Replacement

The board directed that Tim Kljun forward the three locations for sidewalk repair to the approved Canton Township concrete contractor to be completed in the 2006 season.

Subdivision "STOP" Signs

The "STOP" sign installation has been completed for all the listed locations.

Subdivision Sign Repairs

The board requested that a quotation be prepared for the repair of subdivision signs. Tim Kljun will get the quotation from the sign repair contractor.

Pheasant View Subdivision Vehicle Cut Through

General discussion occurred relative the traffic cutting through Pheasant View Subdivision from Beck Road going to Summit Parkway and Canton Center Road. Tom Casari, Township Engineer gave an overview of roadway repairs/improvements/studies affecting Canton Township, including; Traffic signal installation at Crowndale, Central Park and Beck, Cherry Hill widening and Beck and Warren Construction.

Roadway Repairs

The contracted roadway repairs for 2006 are nearing completion. Tim Kljun will confirm that the work completed complies with the contract documents. Crack sealing is ongoing throughout the subdivisions and Summit parkway.

Attorney Named

Ann Conklin identified that Attorney Doug Alexander has been retained by PRRMA in an effort to resolve the funding concerns of Fairway Pines. Ron Powell identified that Attorney J. Ryan of Plymouth, MI represents Fairway Pines. Ann Conklin explained that the PRRMA attorney stated that the reserve contribution was essential to PRRMA.

Reserve Study Analysis

The board desires that a trend analysis of expenditures be prepared along with an identification of expenditures as a percent of operating contributions. Tim Kljun will prepare this analysis. Craig Stevens has requested to meet with Tim Kljun to individually review the reserve study. The date of November 30, 2006 at 7:00 PM is the agreed meeting date.

Other Repairs

D. Nagy identified that 1715 Stonebridge Way has a complaint concerning a depression on the adjacent golf course property retaining water. Ann Conklin will contact the golf course to perform repairs.

Cost Equity

Craig Stevens of Fairways raised the issue of inequity of cost going to repair Summit Parkway compared to the reserve contributions made by Canton Township. No discussion occurred.

The meeting was adjourned at 7:40 p.m. The next meeting is scheduled for December 13, 2006 at 5:30 p.m. at the regular location.

Respectfully submitted,

Tim Kljun for Ann Conklin