



PHEASANT RUN ROAD MAINTENANCE ASSOCIATION, INC.

Canton Administration Building

Zoom Meeting

March 24, 2021

6:00 p.m.

Members Present: Bill Serchak, Canton Township, Gelita Maxwell, Fairway Pines, Don Watson, Pheasant View, Chad Hetherington, Fairways

Members Absent: Greg Hohenberger, Canton Township

Others Present: Tim Kljun, Deborah Dooley, Ransom Smith, Fairways, Ken McCaffrey, Fairways, Jake Ensley, Spalding DeDecker

I. Call to Order

Mr. Serchak called the meeting to order at 6:04 pm.

a. Approval of Agenda

Motion by Maxwell, supported by Watson to approve the agenda as presented.
Motion carried by all members present.

b. Approval of Minutes

1. February 18, 2021 PRRMA Minutes

Motion by Hetherington, supported by Watson to approve the February 18, 2021 PRRMA Minutes as presented. Motion carried by all members present.

II. Financial Activity Review

a. Current Reports

Mr. Kljun stated the current Balance Sheet as of today is as follows:

Checking account	\$ 4,529.43
Reserve account	\$311,671.08
Total assets	\$316,200.51

Mr. Kljun stated we are right on target where we are expected to be currently.

Mr. Kljun stated the Income and Expense statement indicates no change since

last month. Administration is under budget by \$1,071.44 and we are currently as of this month, under budget \$1,198.00. He stated there are no major expenditures.

b. Cash Flow Analysis

Mr. Kljun stated it is projected to spend \$275,111 in Capital spending this year. He stated currently PRRMA has spent \$4,523 so far this year. He stated this means that the ending balance for December, 2021 in the reserve account is still projected to be \$180,244.

III. Old Business

a. Spalding DeDecker Sidewalk Proposal, Roads, PASER

Mr. Serchak stated it is projected to spend \$200,000 on roads and \$60,000 on sidewalks this year. He stated there were no incidental winter road repairs. He stated there are significant repairs in Pheasant View (bulk of work), Fairway Pines and Fairways. He stated this will be year two of this roadway cycle.

Mr. Ensley stated the update on the PASER in May 2020. He stated last year they picked up everything in the fair range. He stated there was nothing in the poor range. He stated everything else is rated yellow – good range, which is above 56-65 PASER Rating range. He stated Pheasant View has been in good shape for the past 10 years and needs the focus to be there this year. He stated in Fairway Pines, south of Glengarry needs repairs. Mr. Serchak stated he would like to do everything in Pheasant View this year if possible. He stated Mrs. Maxwell stated she has some concerns regarding curbs. He stated curbs were done 4 years ago. Mrs. Maxwell stated she is getting complaints regarding curbs. She stated Muirfield Court has bad curbs in need of repair. Mr. Ensley stated Muirfield is in the yellow range, which is on the border. He stated he will take a look at the curb, stating it may have been holding water. He stated they can do a small patch area in front of the curb. Mr. Ensley stated if the Board knows of certain areas of concern, we can do repairs on a case-by-case basis. He stated to bring these areas to his attention.

Mr. Serchak stated he is reluctant to commit to resident's complaints. He requested input from the Board on responding to resident and do we make any commitments. He stated we want a consistent policy. Mrs. Maxwell stated the Muirfield resident brought to our attention last year and it did not get repaired. She inquired if it will be repaired this year. Mr. Serchak inquired if the Board would like to handle case by case. Mr. Watson stated that would be his recommendation. He stated over the last two years we have done little to

no work on sidewalks. Mrs. Maxwell stated she agrees the sidewalks are in worse shape than the curbs. Mr. Serchak stated he agrees on sidewalks. He stated we did curbs 5 years ago. He stated this is a discussion for the future.

Ransom Smith arrived at 6:26 pm.

Mr. Ensley stated when issues come up bring to his attention. He stated he will look at Muirfield. He stated his focus will be on Pheasant View. He inquired if there is a construction timeframe. Mr. Serchak stated there is planning for Liberty Fest, so avoid June. He stated as soon as we know regarding Liberty Fest, he would like to get Nagle in as soon as possible. Mr. Ensley stated he knows Nagle does a lot of school work paving. He maybe booked for June, July and August already. He stated he will get in touch with Nagle to check on scheduling. He stated his next step is to get quantities and look at issues.

Ken McCaffrey arrived at 6:32 pm.

Mr. Serchak stated Spalding DeDecker is planning on doing the sidewalk assessment with GIS to collect data. Mr. Ensley stated their inspectors will be walking the sidewalks and pinpoints criteria for repairs and enters information into his tablet with a specific program. He stated it looks like the inspector will walk the sidewalks on Monday. Mr. Watson inquired if in addition to trip hazards will pooling areas be detected. Mr. Ensley stated yes, if the area is below grade, it's easy to identify. He stated it's not so easy to pick up if it's not easy to identify grading issues. He stated it is one of the Township's criteria. Mr. Serchak stated any areas on either side of a water gate valve or a sanitary sewer will be paid by the Township. He stated he recommends bidding the sidewalk program out for better pricing. He stated Canton's contractor can bid on this.

Mr. Ensley stated he will get inspections completed and comprise data and export to a spreadsheet. He stated this will provide rough numbers for quantity. Mr. Serchak stated we can expect these numbers for the end of April meeting. He stated we will wait till May meeting to invite Nagle. Mr. Smith inquired if a sanitary sewer is located on a resident's driveway, will the Township pay for those. Mr. Serchak stated yes, Township pays.

b. Sidewalks (Fairways)

Mr. Hetherington stated Fairways has run into some serious sidewalk issues that need to be addressed. He stated last year PRRMA opted out of implementing a sidewalk program. He stated a couple of homeowners fell and tripped. He also stated that a couple of homeowners are in wheelchairs

and cannot get around. He stated last year the HOA opted to handle some of the most serious issues themselves. He stated Mr. McCaffrey has emailed the quote over to PRRMA and they are requesting reimbursement. Mr. Serchak stated he has no issue with reimbursement. Mr. Hetherington stated the total expenditure was just under \$11,000, 940 square feet, \$9.5 per square foot. He stated Nagle did the work. Mr. Serchak stated he hope for this year's sidewalk repairs that we can get down to \$6-\$7 per square foot. Mr. Watson inquired if this is how sidewalk work will be done in the future. Mr. Serchak stated no, we will implement a sidewalk program for the future. Mr. Hetherington stated he would have liked to had this done with a sidewalk program. Mrs. Maxwell stated we need to look at the budget for either full or partial reimbursement. Mr. Serchak stated we will keep this on the agenda for April.

Jake Ensley left meeting at 6:57 pm.

- c. Remaining Sidewalk Repairs in 2021 (Fairways)
Mr. Serchak stated we will have a sidewalk program for remaining repairs.

- d. Quotes for Electrical on Monument/Entrances
Mr. Kljun stated there are 4 bids out for Pheasant View and Fairway Pines. He stated he is waiting on those bids and hopefully they will be coming by the end of the month. He stated the contractors has indicated that their schedules are focusing on May or later.

Mr. Smith inquired what type of work is being done on the monuments. He inquired if the issues at Beck and Glengarry have been resolved. Mr. Kljun stated all the repairs have been made and he personally checked them. Mr. Kljun stated fixtures in Pheasant View have been requested to be replaced. He stated he is waiting for the quote. He stated Fairway Pines has requested receptacles at certain locations for Christmas decorations, as well as entrances at Glengarry and Canton Center and Cherry Hill and Highlands. He stated Pheasant View requested both entrances off Beck Road, Crowndale and Windridge be repaired.

Mr. Kljun stated PRRMA has looked at LEDs in the past and it was very expensive and has a 17-year payback. He stated at that time the fixtures themselves were approximately \$1,000 a piece and bulbs were \$90 each.

- e. Golf Cart Crossing Discussion, Fairway Pines
Mr. Serchak requested this item be held until the next meeting for additional details. This item will be added to the April agenda.

Mrs. Maxwell inquired if the tree trimming on the Boulevards are the responsibility of the HOA's. She inquired if her HOA should go ahead and get quotes and have them trimmed. Mr. Kljun stated yes, that would be ok to proceed.

IV. New Business

- a. Next Meeting Date
The next meeting date will be Tuesday, April 27, 2021 at 6:00 pm
Zoom.

V. Adjournment

Motion by Maxwell, supported by Watson to adjourn the meeting at 7:12 pm. Motion carried by all members present.

Future Agenda Items:

Tree Trimming