

PHEASANT RIDGE HOMEOWNERS' ASSOCIATION
ANNUAL MEETING
March 10, 2008

The Annual Pheasant Ridge Homeowners' meeting was held March 10, 2008 at 6:30 P.M. at First Presbyterian Church. The following homeowners were present: John and Bea Aden, Ed and Marion Walthall, Lou and Kan Powell, Rosanna Munroe, Tom Hemborg, Valerie Thompson, Pat Kansgen, and Eleanor Wyatt. The following homeowners sent proxies: Harold Moss, Lois Hedges, Suzanne Thompson, Nita Sneed, Phyllis Weiland, Maria Vegas-Vasconez, Marian Stickler, Susan McBee, and Larry Joyce. Also attending was Tracy Heritage, Property Manager.

After questioning that everyone had received the Minutes of the last meeting, and that there were no additions or corrections to be made, a motion, by Marion Walthall and second by Eleanor Wyatt, to approve them as written and dispense with the reading was made and passed.

The proposed 2008 Budget was presented for review and approval. Before approval, there was discussion involving some upcoming expense. It was determined the bark along the common areas of Patterson Road need to be replaced with rock as was done in the other common areas. Also there are several dead places in the lawns of the two round common areas as well as weeds that need to be cleaned out and sodded. The signs at the entrance to the subdivision is in need of some repair and paint, and the lights need repositioning so as to shine more centrally on the signs. Tracy will get bids on these projects.

Russ Ashby will take care of the sprinkler system. His company is RDR. Todd is no longer doing this work.

A question arose as to the large unpaid balance of one homeowners dues, and how this could be solved. The president of the Board spoke with the owner who is having financial problems, and is trying to refinance. In order to do this, the overdue balance would have to be paid out of the refinance funds.

It was noted in the budget that the "Taxes & Licenses" budgeted for 2008 were \$10.00. Last year we paid \$168. The 2008 budget should indicate that amount and Tracy will make that change. There being no further discussion of the budget, a motion to approve the budget by Tom Hemborg and second by Eleanor Wyatt was made and the motion carried unanimously.

John Aden has been responsible for the irrigation system as it comes into the subdivision. He asked that a call go out to volunteers in the subdivision to learn from him how the system works so that more than one individual knows how to get the system started each Spring. Anyone willing to share this responsibility is asked to call Tracy at her office.

A call for nominations for a new Board of Directors resulted in no nominees. Marion Walthall stated she would be willing to give another year as secretary, after which Bea Aden and Eleanor Wyatt consented to another year as president and treasurer respectively. Valerie Thompson made the motion, seconded by Lou Powell, to accept this slate, and it was unanimously approved.

The meeting was adjourned at 7:30 P.M.

Respectfully submitted,

Marion Walthall, Secretary