

**Pheasant Ridge Homeowners Association  
Annual Meeting  
Tuesday, March 25, 2014**

The meeting was called to order by David Caldwell, Heritage Property Management at 6:10 PM.

In Attendance:

John Aden  
Martha DeBruin  
Lynn Dodd  
Marylyn Jones  
Susan McBee  
Sam Susuras  
Valerie Thompson  
Marion Walthall  
Deborah Wigutow

Present by Proxy:

Lois Hedges  
Pauline Nelson  
Rosanna Munroe  
Leon Parkerson

Introductions

David introduced the current Board of Directors:

Bea Sheldon-Aden, President  
Eleanor Wyatt, Treasurer  
Marj Moon, Board Member

In addition, he introduced himself and Debi Caldwell from Heritage Property Management.

Minutes

The minutes were presented for the 2013 Annual Meeting. It was moved and seconded to accept the Minutes. They were approved unanimously.

Budget

The 2014 Budget was presented.

Discussion ensued in regards to grounds maintenance contract being extended 1 month.

It was moved and seconded to accept the budget as presented. The budget passed unanimously.

#### Old Business

Homeowner asked about new laws regarding collecting delinquent dues.

#### New Business

Discussion regarding statements being sent per quarter rather than each month, in order to save the HOA 2 mailings. Also, HPM will include address labels. Statements and labels will be sent April 1, 2014.

Discussion regarding homeowners welcoming new tenants by giving them a copy of the Rules and Regulations. A copy is posted on Heritage Property Management's website at [www.hpmgj.com](http://www.hpmgj.com)

A homeowner talked about cracks in the pavement by the mailboxes. John offered to repair them.

A homeowner asked about better lighting at the entrance. The solar powered batteries have been stolen three times. HOA is not planning on replacing them.

Three homeowners have reported termites in their crawl space. The cost to get rid of them is \$1600 to \$2000.

Discussion regarding putting a note on the statements regarding termites. It was moved and seconded to include a note about termites on the next statements.

#### Nomination and Election of Board Members

The current Board of Directors has agreed to serve for another term.

The meeting was adjourned.

Respectfully submitted,

Debi Caldwell  
Agent  
Heritage Property Management