

March 28, 2019

Hello Pheasant Hollow/Hiram Street Residents.

Attached you will find the minutes from the PHCA annual meeting held on March 18. I am pleased to report that our finances are in good shape and Hiram Street is looking great.

As you may know the Board of Directors approved the purchase of new and refurbished furniture for our pool. The current furniture is original to the development (2006) and is looking very tired and ragged. And we need some additional seating. We have contracted with Leisure Furniture to provide us with new highboy loungers, new umbrellas and tables, refurbished low loungers and tables and chairs. Leisure Furniture is the premier company for renewing old pool furniture and the owner says we won't be able to tell the new from the old. Refurbishing (new straps and paint) saved us a lot of money. We hope you will be pleased with the new look of our pool area. In the next week or so the current furniture will be taken away and loaners (at no cost to us) will be provided. The loaners might be mismatched, but they will provide the seating we need until our new furniture is delivered (4-6 weeks).

In order to extend the life of our new furniture, **we are seeking garage space for the summer** to store much of the furniture which goes unused during low season. The elements take a toll on furniture and if we can store some of it out of the rain and sun that would be great. If you will have an empty (or near empty garage for late spring and summer and early fall), please let me know ASAP so we can plan accordingly. Board VP Chris Pirics is a fulltime resident and will coordinate the storage. Let's protect our investment!

For those snowbirds who will be leaving soon (including the Kaminsky's), safe travels! To our fulltime residents, continue to enjoy the great weather and all that Hunters Ridge has to offer. As always, if you see something, say something. Send an email to Chris Durfey to report anything suspicious or that needs attention.

Best regards,

Raleigh Kaminsky

PHCA President

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Pheasant Hollow Community Association

Annual Meeting

March 18, 2019

Attendees/Board Members: Raleigh Kaminsky, president; Chris Pirics, vice president; Bob McKeon, treasurer; Don Huprich, Hunters Ridge General Manager

Attendees/Residents: Bill Rodgers, Randy Kaminsky, Cathy McKeon, Bill Holmes

Call to order

President Kaminsky called the meeting called to order at 3:00 pm.

Meeting minutes are posted on Hunters Ridge / Committees website

<http://www.huntersridge-ca.com/Committees.asp>

President's Report

- o Neighbor Mary Sapp passed away and a donation will be made on behalf of PHCA
- o Driveways, gutters and soffits were power washed
- o Seven new trees were planted (hurricane related)
- o Some roof repairs completed (hurricane related)
- o Painters repaired areas of mold on buildings with work done under warranty
- o Home resales remain active with some rentals on Hiram St.
- o Pool is getting good use
- o Two pool parties held by the association with great turnout
- o Purchase made for new and refurbished pool furniture

Comment: Bill Holmes reported some roof areas that may still need repair. Request will be submitted

to Chris Durfey

Financial Report – Huprich and McKeon

2018 Budget

2018 budget reviewed with explanations for variances provided by Huprich.

No major issues or surprises.

2019 Proposed Budget

- No change to quarterly fee of \$1400
- Don is paying attention to roofing reserves compared to current industry/market expenses.
- 2019 Budget approved unanimously

Pool Furniture

Current furniture is original to community and needs to be refurbished and additional furniture is needed. Budget of \$10,000 for new pool furniture was approved in Feb. 2019, funds to be taken from Exterior Reserves.

Kaminsky, McKeon, Pirics and Huprich met with the vendor – Leisure Furniture - and selected new items such as highboy loungers, two new tables and five umbrellas and the refurbishing of existing furniture. The expenditure is something that all can enjoy, and it will add to the ambience of the pool area.

- Purchase Order for new furniture in place
- Loaner furniture will be provided at no cost during restoration of existing furniture
- Order should be fulfilled by end of April 2019
- One homeowner has volunteered use of his garage for some pool furniture storage during summer months. **We need additional garage for storage. Please contact Raleigh or Don if you can provide space.**

Board of Directors Election for 2019

Current Board of Directors have been reelected for 2019

- Raleigh Kaminsky - President
- Chris Pirics - Vice President
- Bob McKeon - Treasurer

Open Forum for Ideas or Suggestions

Don continues to monitor landscaping and trees for post-hurricane damage. In the future some mahogany trees which are very messy and rooty might need to be replaced.

Meeting adjourned at 3:30pm