

**Pheasant Trail 4<sup>th</sup> HOA Meeting Agenda**  
**May 17th, 2026**  
**4:30 – 5:30**

- I. Call meeting to order Nancy)
- II. Review/Approve April minutes (Nancy) - **Approved**
- III. Review of Spring Walk-around (Beth)
- IV. Review of monthly budget and expenditures (Beth)
  - A. Invoices to be paid/approved – **All were approved**
    - 1. ~~Downspouts~~ **none were installed**
    - 2. Rudd **\$1066.00**
    - 3. Insurance **\$6314.76**
    - 4. Roto Router **\$505.58**
    - 5. Attorney fees **no invoice at this time**
    - 6. Lawn & fertilizer **paid through May**
  - B. Balances in accounts
    - 1. 2<sup>nd</sup> installment of Incentive Program **\$32,639.88**
    - 2. Past dues – **one unit @ \$2530.00**
- II. Update on CDs/Investments (David)
  - A. CD renewals – **one coming June, 12, 2026**
  - B. CD Investments **\$86,408.05**
  - C. What's coming up **Two in August**
- III. Expected Expenditures (David)
  - A. Gutter repair for Mallard – **providers make appt and then do not show up**
  - B. Roof repair on Merganser – **Still waiting for estimates**
  - C. Stoop repair **Still in waiting mode for confirmation of date**
    - 1. Merganser
    - 2. Mallard
- IV. Attorney Q&A (Nancy)
  - A. (Shuttleworth and Ingersoll) **Will call after holiday**
    - 1. Vacant properties
    - 2. Amend the By-laws/Articles/Governing Policies
- V. Radon (Nancy) **Voted to include into policies. Also will add Firearms policy**
  - A. Do you add to our Governing Policies
  - B. Is it or should it be... an HOA expense or homeowner expense
- VI. Insurance – (David)
  - A. Must be looking soon for August 1<sup>st</sup>
- VII. 2026 Goals (Nancy)
  - A. Ditch (Nancy) **Surprising how quickly it all dried after being cleaned**
  - B. Vacant property (Nancy) **See comments from attorney**
  - C. Walk-around (Beth) **Letters/emails to go out ASAP**
  - D. Parking lines (David) **Will be accomplished ASAP**
- VIII. Letters of resignation (Nancy)
  - A. Include with newsletter
  - B. Get all information up-to-date
- IX. Set dates for upcoming meetings (and times) (Nancy)