

**UNIT OWNERS ASSOCIATION OF  
PHEASANT RIDGE CONDOMINIUMS  
BOARD OF DIRECTORS MEETING  
March 17, 2026  
Building 1, 4<sup>th</sup> Floor Office**

10:00 AM CALL TO ORDER

**ROLL CALL**

President Tommy Sink, Vice President Ann Jamison, Secretary Alice Summers, Director Martha Nordt, Treasurer John Shand, Director Nancy Eberling were present. Director John Burrows was absent. Chrissy Greene with Hall Associates was also present. Owners Cathy Winston, Larry Hill, Randy Stewart, and Nancy Stafford were also present.

**QUORUM**

A Quorum was present with 6 out of 7 board members in attendance at call to order.

**MINUTES**

The minutes were deferred.

**COMMITTEE REPORTS**

**FINANCIAL** – Association Manager Greene reported that the Operating Account as of 02/28/26 was \$90,271.38. The new Operating Reserve Account balance is \$11,784.53. The Capital Account balance as of 02/28/26 was \$322,376.78. This is the cash balance and does not reflect the CD's. The Capital Reserve account balance with total assets, including the CD's, is \$398,170.49. Total combined assets are \$500,226.40. The way the reports were run, they do not reflect all accounts. They will be rerun and sent to the Board for consideration and review. The CD at Truist renewed on 02/23. It will be cashed in with the interest earned through 02/23 and rolled over into a CD at Pinnacle.

**LANDSCAPE COMMITTEE** – written report.

**SOCIAL COMMITTEE** – no report.

**BUSINESS**

General/ All Buildings

Reminder of website – <https://www.pheasantridgecondos.info/>

Elevator information – this information is not yet available. It should be available for review at the April meeting.

Cell phone dialers – the cell dialers for the elevators will be installed as soon as they come in. Once those are installed, all Verizon accounts will be terminated.

**Fire alarm policy – it is important for all owners to understand that there are no fire drills in the community. If a fire alarm goes off, it is a requirement for all owners to vacate the building. This is also a requirement of the Fire Department. It is for the owners' safety and the safety of the responding firefighters. If you are disabled, please go to the landing in the fire stairwell and close the fire door. A firefighter will assist you as soon as possible. Please do not engage the firefighters while they are trying to investigate and secure the building.**

Roof leaks and shingles – John T. Morgan made repairs to leaks and repaired shingles. However, the downspout on the back of building 4 seems to have become blocked up in the corrugated underground drain. Management is to contact TJS about replacing that underground drain.

Pressure wash garages – Premier gave an estimate of \$800 per building to pressure wash the garages. Management is to get other estimates.

Leak in building 2 – Lucas made the interior repairs. The invoice for those repairs will be assessed back to the owner where the leak originated.

Deck columns – there was a request from owners in building 4 for painting the columns on the back of building 4.

Handicapped parking spaces – it is very important to leave the handicap spaces open and available for handicapped individuals. President Sink will get an estimate on painting the handicap ramps and the curbs.

Dryer vent cleaning – management obtained (3) estimates. Dirty Duct Cleaning is \$140/dryer vent, Cundiff is \$175/dryer vent, and Fresh Air Solutions is \$100/dryer vent on the first and second floors and \$110/dryer vent on the third and fourth floors. Units with booster fans will be an additional \$20/vent and if a hose needs to be replaced, it will be an additional \$10/vent.

Janitorial services – the service is declining.

#### Building 1

They are still waiting on the light at the garage door. Wilson-Lynch is supposed to do this light and all the other buildings. The carpet was cleaned at the entry and looks much better.

#### Building 2

The entry system does not work properly. It is the mag-lock that does not release properly. Management will contact United Security.

### Building 3

The garage door still does not close flush to the ground. Lucas Construction checked the deck at unit 406 and indicated the deck is stable. There is a piece of metal under the wood that is stable. Mr. Stewart suggested that the association pay to have all the outward facing boards of the decks in order to provide a uniform appearance.

### Building 4

The rock retaining wall has been hit by a Lucas truck. Lucas Construction will make the repair. There is a transition strip between the garage and the elevator lobby that is missing. This needs to be reattached.

## **OWNERS FORUM**

Nancy Stafford inquired about how to tell if your dryer has a dryer vent. The cleaners will tell owners when they are onsite to clean.

Larry Hill can hear water dripping from inside his condo. It sounds like it is outside. He sees no signs of water. He would suggest the gutter be checked the next time they are onsite for another project. His light still needs to be put back up.

## **EXECUTIVE SESSION**

A motion was made (Shand) and seconded (Eberling) to go into Executive Session to discuss legal issues, violations and delinquencies. Motion passed unanimously.

After Executive Session, no action was taken.

## **NEXT MEETING**

The next board meeting is scheduled for April 21<sup>st</sup>, 2026 at 10 AM in the fourth-floor office of building 1.

## **ADJOURMENT**

The meeting was adjourned at 11:06 AM.