

**UNIT OWNERS ASSOCIATION OF
PHEASANT RIDGE CONDOMINIUMS
BOARD OF DIRECTORS MEETING
May 22, 2026
Building 1, 4th Floor Office**

9:58 AM CALL TO ORDER

ROLL CALL

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

QUORUM

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

MINUTES

A motion was made (Summers) and seconded (Shand) to waive the reading of the minutes from 04/28/26 and accept them as written. Motion passed unanimously.

COMMITTEE REPORTS

LANDSCAPE COMMITTEE – the urns in front of the buildings were planted. The money spent year-to-date is \$5,000, or approximately half of the annual budget for committee expenses.

SOCIAL COMMITTEE – the Memorial Day picnic will be May 25th at 1 PM. There will be no luncheon in May due to the Memorial Day picnic. The picnic will be cancelled in the event of rain. This will be determined on Monday.

FINANCIAL – Treasurer Shand reported that the Operating Account as of 04/30/26 was \$103,062.60. The new Operating Reserve Account balance is \$13,476.79. The Capital Account balance as of 04/30/26 was \$326,437.83. 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 \$403,414.09. Total combined assets are \$519,953.48. A motion was made (Nordt) and seconded (Summers) to accept the financials through 04/30/26. Motion passed unanimously.

OWNERS FORUM

Frances Markum would like to know the attorney's opinion on how things will be handled for handicapped individuals to be able to get in/out of the building during the time that the elevator is down for modernization. This opinion has not yet been received.

Dr. Slemple inquired if the elevator has been adjusted in building 2, because it stops and then slowly settles to level off before opening. It just appears to be delayed in order to level out. The board indicated there is no need for a service call at this time. Dr. Slemple inquired if management's practice is to have the assistant return all calls

instead of returning calls directly. Association Manager Greene advised that managers are frequently on properties and in meetings, so that is why we have administrative support returning calls. Dr. Slemp objected to not receiving direct contact.

Larry Hill reported that there were issues with the garage door in building 1. President Sink responded that the garage door company came out on Monday and said the door was functioning properly, so they believe it is an issue with individual remotes. The garage door company advised that there are 2 boxes and some old remotes work with the old box and some newer remotes work with the new box. President Sink asked management to contact Door Services again to see if they can check the door and receiver again.

BUSINESS

General/ All Buildings

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

Elevator information – the board discussed the situation and has determined they would like to go with Southern Elevator for the mechanical modernization. The contract with TKE just rolled over for another 5 years recently. TKE is stating that they will not release the association from the contract. They have been advised that the association's position is that this contract is no longer applicable once the mechanical equipment is upgraded. The discussion included which building to be done first. The board has determined building 2 would be the first building, so that if there are issues with the update, there are 2 board members onsite who can quickly and easily respond and oversee the project. The building 3 elevator repair that was completed last year is expected to keep that elevator functional for longer than the other 3 buildings. A motion was made (Sink) and seconded (Shand) to approve the estimate from Southern Elevator, with the optional cost to expedite the work that will minimize the time that the elevator is down, contingent on the attorney's response on the contract review. Motion passed unanimously.

Annual meeting – there are two seats coming up for election. They are for the buildings 2 and 3 directors. John Burrows is going on the ballot for the building 2 director. This will open up his current at-large position. The sign-in sheet for the luncheon will be posted in each building by tomorrow.

Dryer vent cleaning – this is scheduled. Notices are being posted in each building.

Building 1

There is a leak in unit 407 that the roofer is scheduled to investigate.

Building 2

The patch on the fourth floor has been painted.

Building 3

No report.

Building 4

Several years ago, when building 4 was redecorated, the 4th floor bought a big, round clock. That clock is not working. They would like permission to replace it. The board approves replacement, but the owners handle the décor themselves. When the transition strip is reattached, please adjust the pedestrian door to the garage, also. There is also a hole in the dryvit above unit 405 where the birds are going inside to next. Lucas will be asked to take care of this when they reattach the transition strip. The treads that are on the ramp going out in the back, two have come very loose and are almost missing. They need to have the treads reinstalled or replaced. Burrows Professional Painting will take care of the treads. Beside unit 103, there is an enormous tree and the branches of the tree hang onto their balcony. That tree needs to be trimmed back. On the back of building, the evergreens are turning white at the bottom and some branches are falling off. This is on the lower branches. This same issue is impacting the trees between buildings 3 and 4.

OWNERS FORUM

This was held earlier in the meeting.

EXECUTIVE SESSION

A motion was made (Sink) 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 meeting is the annual meeting, which is scheduled for June 16th at the Hunting Hills Country Club. Sign-in will begin promptly at 10:00 AM. There is some setup involved, so please do not attempt to sign-in early.

ADJOURMENT

The meeting was adjourned at 11:14 AM.