UNIT OWNERS ASSOCIATION OF
PHEASANT RIDGE CONDOMINIUMS
BOARD OF DIRECTORS MEETING
September 15, 2026
Building 1, 4th Floor Office

10:05 AM CALL TO ORDER

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

QUORUM
A Quorum was present with six out of seven board members in attendance at call to order.

MINUTES
A motion was made (Nordt) and seconded (Eberling) to waive the reading of the minutes from 09/15/26 organizational meeting minutes and accept them as written. Motion passed unanimously.

COMMITTEE REPORTS

LANDSCAPE COMMITTEE – Nancy Stafford reported that the committee met to review Fall projects. They are going to redo the back of building 3. This will require complete removal of the landscaping behind building 3. If the funds permit, they will also remove some shrubs behind building 1. The total amount the committee has left for removal is $4,877 for 2026.

SOCIAL COMMITTEE – there was a well-attended event at Lydia's Italian Kitchen. There were 40 in attendance at the Labor Day picnic. It was a very nice event.

FINANCIAL – Treasurer Burrows reported that the August reports were not available due to the transition to a new accounting system, so there is no report on August at this time. Association Manager Greene reported that the financials should go out within the next week or so. The portal is available for online access at this time, but only for financial activity. Association Manager Greene provided a 2027 budget draft.

BUSINESS
General/ All Buildings

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

Elevator information – the tentative schedule for the mechanical modernization on the building 2 elevator is mid-November. The deposit for the electrician has been submitted. The board paid the

expedited fee so that the anticipated maximum time the elevator will be out of service for the modernization would be 7 consecutive days, possibly less. No change.

Dryer vent cleaning – this has been completed and is in the process of being invoiced.

Building 1

The AEP light has been replaced. There was a leak from one unit into the unit below. This is being handled between the two unit owners.

Building 2

The garage door broke. The operator had to be replaced. All new remotes have been distributed. Premier is still in the process of repairing the awning.

Building 3

Randy Stewart reported that the first-floor HVAC unit has been replaced. They have some holes in their awning. Management will contact Sunnyside.

Cathy Winston reported that there is still an issue with her fire alarm.

Building 4

Martha Nordt reported there is a big hole in the attic area where the birds are going in and out. Ask the contractor to access the hole from the interior of 406, so that it can be blocked from the inside. The exterior would be repaired at a later date when there is a lift onsite for other things. There are some missing shingles over unit 408. This is the same place where shingles were replaced previously. The door handle on the door from the garage into the elevator is very difficult to use. This is on t to the left corner closest to building 2. The HVAC is now working correctly. A storm had tripped the breaker.

OWNERS FORUM

Babs Porter asked if there was an estimate for the elevator modernization assessment. The board does not have this information yet.

Babs Porter asked if the dryer vent cleaning company confirmed that the fourth floor vents were cleaned. The vent cleaning company stated all vents were cleaned.

EXECUTIVE SESSION

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

After Executive Session, a motion was made (Sink) and seconded (Nordt) to obtain a foreclosure analysis. Motion passed unanimously.

NEXT MEETING

The next meeting is scheduled for October 20th at building 1, 4th floor, 10 AM.

ADJOURMENT

The meeting was adjourned at 11:10 AM.