

**UNIT OWNERS ASSOCIATION OF
PHEASANT RIDGE CONDOMINIUMS
BOARD OF DIRECTORS MEETING
January 20, 2026
Building 1, 4th Floor Office**

10:05 AM CALL TO ORDER

ROLL CALL

President Tommy Sink, Vice President Ann Jamison, Secretary Alice Summers, Director Martha Nordt, Director John Burrows and Director Nancy Eberling were present. Treasurer John Shand was absent. Chrissy Greene with Hall Associates was also present. Owners John and Mary Carroll, Ron Pearson, Frances Marcum, Cathy Winston, Alyssa Hinds, Larry Hill, Babs Porter, Pam O'Connor, and Randy Stewart were present.

QUORUM

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

MINUTES

Ron Pearson stated that the minutes should reflect that there were owners that agreed with his opinion regarding the leak in building 4. He also stated there was no mention that the Board agreed to solicit a legal opinion on the matter.

A motion was made (Jamison) and seconded (Nordt) to approve the November 18, 2025 meeting minutes as amended. Motion passed unanimously.

COMMITTEE REPORTS

FINANCIAL – Association Manager Greene reported that the Operating Account as of 12/31/25 was \$86,482.98. The new Operating Reserve Account balance is \$10,096.48. The Capital Account balance as of 12/31/25 was \$329,066.03. 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 \$404,913.39. Total combined assets are \$501,492.85. A motion was made (Summers) and seconded (Jamison) to accept the financials as presented through December 2025. Approximately \$18,600 over budget. Largely driven by legal fees (\$3,500) and water and sewer (\$3,500), snow removal (\$3,000), fire system repairs (\$11,600), elevator repairs (\$3,100) and repairs and maintenance \$31,469). These were offset by being under budget in several other categories, the most notable of which was insurance (\$29,425). There were also some insurance income and repair reimbursements from owners. Motion passed unanimously.

SOCIAL – there was a successful Christmas dinner with a good turnout. There will be a luncheon at Montano's on February 18th at 11 AM.

OWNERS FORUM

Larry Hill offered a friendly reminder that no one finished his laundry room ceiling and the light has not been repaired. He also asked if the elevator will be shut down for the painting. It will be shut down half a day in order for them to paint the elevator doors.

Alyssa Hinds addressed the flyers that went up to screen a film and have a conversation. She stated that organization is controversial. It is not recognized by most religious groups as being a Christian organization She feels that the association should be careful endorsing or allowing organizations to be promoted. She wants residents to feel safe in their communities.

Cathy Sink stated that she has referred an issue to Randy Stewart with her deck at unit 406. If you go onto her deck and look to the right where the porch meets the brick wall, the two supports have pulled away from the wall about an inch. It seems that corner is separating.

Frances Marcum reported that the fan in the garage is still not working.

Ron Pearson expressed his very strong belief that the Condominium Act provides for the association to hold the unit owner financially responsible for the entire cost of the damages resulting from the owner who drilled into a sprinkler line when attempting to hang a painting. Mr. Pearson provided the section of the statute that he believes applies. However, the statute makes a reference that the provision is subject to the association's governing documents. Management was asked to contact the attorney to carefully review again. The legal opinion will be shared at the next meeting, provided it is available.

John Carroll thanked the board volunteers. He also said that it was never their intention to create a hostile environment or hurt anyone's feelings. He became aware that the flyer was a problem when someone tore the notice down and put it at his door with an anonymous note. A clipboard was posted with a sign-up sheet for anyone who is interested. That was also returned to him with an anonymous note that posting anything required board approval. He apologized for posting the flyer without board permission. He and his wife are requesting permission to post this flyer. John Burrows indicated he was going to host the religious study in his condo. He stated that he had been the one to post the notice regarding this study. He was notified that posting that notice is required to have board approval. He does not see the difference between this and the church service that is included in the monthly calendar. The notice states that he is hosting the study, what it is based on, time, date, location, and contact information. Discussion ensued regarding whether the notices fall under free speech, Fair Housing, creating an unsafe environment. Management is to request a legal opinion.

LANDSCAPE COMMITTEE – no report.

SOCIAL COMMITTEE – the Christmas dinner was well-attended and a very nice event. Thank you to everyone who attended and all of those who helped coordinate the event.

BUSINESS

General/ All Buildings

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

Fire alarm system cell phone dialers – the cell dialers have been installed. Management has contacted Verizon about terminating the service on the Verizon lines. However, they have indicated these lines are under contract and there is a penalty for disconnecting them. Management is working with the elevator company to determine if those lines can also be converted, so termination of the lines and the penalty will only be one-time. A motion was made (Sink) and seconded (Summers) to convert the elevator lines, as well.

Building 1

The interior painting is in process. When the painting is complete, the board will notify management to request that the carpet be cleaned from the front door to just past the elevator.

Building 2

The railing on unit 306 was repaired. Pam O'Connor said the heat is greater in the outer lobby than it is inside her condo. The board will check the thermostat.

Building 3

Lucas Construction will contact Cathy Winston about her deck. There is an ongoing issue with a dog having accidents in the hall.

Building 4

Martha Nordt asked why Comfort Services is recommending replacement of the entire furnace instead of just the blower motor when the blower motor is the only issue. Comfort Services advised that the unit is 21-22 years old and the blower motor has been replaced once before. If the board replaces the blower motor now and some other component of the furnace fails, they might end up having to replace the entire furnace. After discussion, a motion was made (Sink) and seconded (Eberling) to replace the entire condensing unit at a cost of \$13,200. Motion passed unanimously.

Someone has backed into the rock retaining wall near their garage. It hit the top row of rocks and knocked it off. This needs to be repaired. President Sink will notify Lucas Construction to do this repair.

There was a leak in unit 204. Nothing has leaked since that time. The ceiling needs to be repaired. President Sink stated he would notify Lucas Construction.

There was a leak in unit 307. The ceiling needs to be repaired. This will be handled between the owners, since the leak came from unit 407.

The roofers came to make repairs yesterday.

EXECUTIVE SESSION

A motion was made (Sink) and seconded (Jamison) 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 (Eberling) to send an opportunity to correct letter. Motion passed unanimously.

NEXT MEETING

The next board meeting is scheduled for February 17th, 2026 at 10 AM in the fourth-floor office of building 1.

ADJOURMENT

The meeting was adjourned at 11:45 AM.