

Pheasant Landing Owners Association

Annual Membership Meeting Minutes

July 16, 2026

Location: Harrington Library

Attendees:

Lonny Veach - President

Linda Neel - Excel Management

Cameron Raphael - RealManage

Homeowners

The meeting was called to order at **6:30 PM** by President Lonny Veach.

Quorum

The required membership quorum was not achieved. The meeting notes report 41 participating owners out of 78 required. Quorum-dependent membership business could not be completed.

Management Transition

The Board discussed the transition from RealManage to Excel Management effective September 1, 2026, including transfer of records, banking, homeowner communications, and payment instructions. Linda Neel of Excel Management was introduced.

Bylaws / Annual Meeting

Because quorum was not achieved, the Annual Meeting was to be reconvened. Proposed bylaws changes intended to address quorum and reconvened-meeting requirements were discussed, and homeowners were encouraged to participate and submit proxies.

Property and Communications

The Board discussed landscaping concerns, unresolved maintenance requests and work orders, and responsibility for trash bins and dumpsters. Homeowners were asked to document landscaping issues with locations and photographs for follow-up. The Board also discussed creating a Pheasant Landing website and online maintenance-request process.

Financials

Financial reports were reviewed. The meeting notes reflected more than \$40,000 in outstanding assessments, approximately 25 delinquent accounts, and three accounts in attorney collections. Collection follow-up was discussed.

Open Discussion

Homeowner discussion focused primarily on landscaping, maintenance, communication, and the management transition. The meeting adjourned at **7:29 PM**.