

Pheasant Landing Owners Association

Second Setting of the Annual Membership Meeting Minutes

September 1, 2026

Location: Harrington Library

Attendees:

Lonny Veach - President
Fran Allday - Vice President
Stephanie Henry - Treasurer
Dixie Watts - Secretary
Linda Neel - Excel Management
Faheem - Excel Management
Homeowners

The meeting was called to order at **6:40** by President Lonny Veach.

Quorum

The meeting notes report 37 owners present, short of the required quorum of 40. Quorum-dependent membership business, including the proposed bylaws amendments, could not be completed.

Approval of 2025 Annual Meeting Minutes

Fran Allday moved to approve the 2025 Annual Meeting minutes. Mary Beth Brown seconded the motion. The motion **PASSED**.

Announcements / Board Report

The Board reviewed recent community accomplishments and maintenance activity, including pool improvements, tree trimming, gutter cleaning, and building leveling. Lonny Veach announced that this would be his final term on the Board.

Management Change / Website

Excel Management was introduced as the Association's new management company. Management discussed regular property inspections and improved service request follow-up. Treasurer Stephanie Henry presented pheasantlandingplano.com, including the maintenance ticketing system and homeowner information. Homeowners were encouraged to use the website to report issues and keep contact information current.

Property Operations

The Board and management discussed landscaping, irrigation, water waste, fences, foundation concerns, and other maintenance issues. Excel Management agreed to follow up on reported service issues, review fence responsibility under the governing documents, and address the reported lawn-service damage at Unit 202. The Board also discussed long-term individual water metering or sub-metering for the 152 units.

Amended Bylaws

The proposed amended bylaws and quorum requirements were discussed. Because quorum was not achieved, another properly noticed meeting would be required to continue quorum-dependent action on the amendments.

Financials

The March 31, 2026 fiscal-year-end financial records and the 2026-2027 budget included in the meeting handout were reviewed.

Fiscal-year-end Total assets- **\$437,374.48**, including **\$168,026.30** in the Operating Fund and **\$269,348.18** in the Replacement Fund.

Total liabilities- **\$62,962.63**

Total Expenses- **\$739,094.00**

Total fund balances- **\$374,411.85.**

Regular Assessment **\$751,718**

Replacement Fund- **\$25,258**

Leaving **\$726,460** in budgeted Operating Fund revenue after the reserve allocation.

The Board stated that budget planning for the next fiscal year would begin in December and that no immediate dues increase or special assessment was planned. Complete budget pages were contained in handout to attendees.

Open Discussion

Homeowner discussion focused primarily on landscaping and irrigation, maintenance and foundation concerns, property condition, collections, and communication. Management discussed ongoing follow-up and encouraged homeowners to use the new ticketing system.

The meeting adjourned at **8:20pm.**