



PHEASANT RUN ROAD MAINTENANCE ASSOCIATION, INC.

Canton Administration Building

Zoom Meeting

May 4, 2021

6:00 p.m.

Members Present: Bill Serchak, Canton Township, Gelita Maxwell, Fairway Pines, Don Watson, Pheasant View, Greg Hohenberger, Canton Township

Members Absent: Chad Hetherington, Fairways

Others Present: Tim Kljun, Deborah Dooley, Jake Ensley, Spalding DeDecker

I. Call to Order

Mr. Serchak called the meeting to order at 6:04 pm.

a. Approval of Agenda

Motion by Hohenberger, supported by Watson to approve the agenda as presented. Motion carried by all members present.

b. Approval of Minutes

1. March 24, 2021 PRRMA Minutes

Motion by Hohenberger, supported by Watson to approve the March 24, 2021 PRRMA Minutes as presented. Motion carried by all members present.

II. Financial Activity Review

a. Current Reports

Mr. Kljun stated the current Balance Sheet as of today is as follows:

Checking account	\$ 3,947.07
Accounts Receivable	37,314.00 (second quarter dues)
Roadway Reserve	330,391.88
Total Assets	\$371,391.95

b. Cash Flow Analysis

Mr. Kljun stated the projected reserve is \$330,131. He stated if all the projects are completed as planned, PRRMA will end the year with \$188,194 in the reserve account.

Mr. Kljun stated in April there were pot hole repairs for \$500.00. He stated this repair was located in Fairway Pines at 45555 Glengarry. He stated there is still a repair contingency of \$14,756 for pot hole repairs. He stated most of the contingency will be used at the end of the year or when any pot holes occur. He stated there are pot holes at the Highlands entrance. He will record and get them filled. Mr. Serchak stated we can inform Nagle and add those on to the list for repairs with the hot mix. He stated any pot holes from now until the paving begins, we will inform Nagle to add to the road project.

III. Old Business

- a. Spalding DeDecker Sidewalk Proposal, Roads
Jake Ensley stated Spalding DeDecker completed the sidewalk assessment and logged into the GIS system. He stated it is broken down by 4-inch/6-inch and curbs. He stated the unit pricing is by Rotundo, Township contractor, and they are holding their prices for the fall.

Fairways	\$20,345.47
Fairway Pines	10,009.26
Pheasant View	16,194.92
Summit Parkway	<u>4,735.92</u>
Total	\$51,285.57

Mr. Ensley stated its just over 9,000 square feet.

Mr. Serchak state these are great rates and would suggest using Rotundo. He stated we will add a 10% contingency.

Mr. Watson stated his biggest concern is if we wait till fall with residents out walking during the summer, we will continue getting trip and fall complaints. He stated he received 5-6 complaints last year. Mr. Serchak stated since we just received this assessment, it is doubtful we could get a contractor for the summer and definitely not at these prices. Mr. Watson stated there were no injuries from the complaints last year. He stated if we have a plan and get it done in the fall, that's a better discussion.

Mrs. Maxwell inquired what is the difference between the 4-inch and 6-inch repair. Mr. Ensley stated the 6-inch is a flag within the driveway, additional weight with vehicles.

Mr. Serchak stated PRRMA can begin a sidewalk program for complaints only. PRRMA can set aside \$5,000-\$10,000 each year for sidewalks. All board members agree with this plan. Mrs. Maxwell stated PRRMA would compile a list of complaints in April and hire a contractor.

Mr. Kljun inquired if this assessment included and lift and level on any sidewalks. Mr. Ensley stated this is replacement of sidewalks. He stated there is not a huge cost difference in lifting.

Mr. Watson inquired if this assessment included water pooling on the sidewalks. Mr. Ensley stated the assessment included all Township criteria. He stated it includes low spots and below grade areas. Mr. Serchak stated we will add enough contingency to include pooling issues as they come up or add to next year's sidewalk program.

Mrs. Maxwell inquire if Mr. Watson can look at the GIS map and see if these areas are included. Mr. Ensley stated the GIS maps pinpoint each location; however, they do not have addresses. He stated it would give the general location. He stated the evident pooling locations were included. Mr. Watson stated this would be helpful.

Mrs. Maxwell inquired if Mr. Ensley could add a new tab to the map with addresses for each subdivision. Mr. Ensley stated he will have to discuss with the individuals who walked the area to find out if the addresses can be added. Mr. Serchak suggested an ariel photo. Mr. Ensley stated that is probably what they can provide. Mr. Watson stated that would be perfect, and give them a general idea.

Motion by Hohenberger, supported by Watson to approve the contract with Rotundo, not to exceed \$51,000-\$56,000. Motion carried by all members present.

Mr. Hohenberger inquired where does this fit in with our overall projection within the budget. Mr. Kljun stated the projection for sidewalks in 2021 is up to \$40,000. He stated this will not have a negative effect on this year's budget. He stated from a financial point of view he is comfortable.

Mr. Ensley stated the pavement program by Nagle is still holding prices. He stated there has been a hike in asphalt and if there is another hike, they may have to rethink increasing cost.

Mr. Ensley stated in Pheasant View the red section (2-inch mill) will be approximately \$156,000, orange section will be approximately \$90,000 and

the purple section will be approximately \$30,000. Mr. Ensley stated the court area that Mrs. Maxwell inquired about, the curb is breaking up and holding water, it's cost to repair is approximately \$5,000. He stated the total cost of 2021 road repairs is approximately \$275,000. He stated this subdivision will be the only repairs done in 2021. He stated the other subdivisions are in good shape and have had work completed in the past. He stated the PASER rating was done last year. He stated he did drive through the entire area for any new developments. He stated he found no large sections.

Mr. Serchak stated he would like to invite Nagle to the next meeting.

Mr. Serchak inquired if PRRMA could handle the \$275,000. Mr. Kljun stated that is a little more than the proposed budget of \$150,000. Mr. Serchak stated PRRMA will not be able to do this volume of work this year. Mr. Kljun suggested maybe do just one of the areas of need. Mr. Serchak stated we will need to limit \$150,000 for roads in 2021. He stated we are committed to sidewalks in 2021. Mr. Ensley stated he will need to confer with Nagle, based on a smaller quantity, would he still hold pricing. He stated if not what the pricing would be.

It was discussed doing certain areas to reduce cost. Mr. Serchak stated he will have Mr. Ensley check with Nagle to attend meeting in June.

Mr. Ensley left meeting at 6:55 pm.

Mr. Hohenberger left meeting at 7:00 pm.

b. Quotes for Electrical at Monuments/Entrances

Mr. Kljun stated he sent copy of the quotes to Fairway Pines and Pheasant View. Mr. Watson inquired using LEDs vs. High Pressure Sodium. Mr. Kljun stated when the high-pressure sodium lamps were installed, they use 35-watt bulbs. He stated that changed to 70-watt bulbs. He stated this doubled the electricity cost for the low mount fixtures. He stated when this was quoted it was using 70-watt fixtures, but 35-watt bulbs were going to be installed to reduce cost. Mr. Kljun stated LED fixtures are available. He stated to get the 22,050 lumens required it will cause the lighting to go from the soft yellow to a harsher blue. He stated the quote for the 70-watt system installed with the 35-watt bulb for \$2,375. Mr. Watson stated even with the 35 watts, it uses more electricity than the LED. Mr. Kljun stated if LEDs are used, we will have to buy the fixture in its entirety.

Mr. Watson stated Mr. Waldbauer has been maintaining the light fixtures in Pheasant View. He stated since he has been on the Board, they have replaced

5 bulbs at \$25 per bulb. He stated LED requires replacing once every 10 years. Mr. Kljun stated the difference is in the look. He stated he has a source for 35-watt bulbs and can get them to Pheasant View. Mr. Watson stated there are different LED bulbs. He stated he will talk to Mr. Waldbauer and get back to the Board. He stated Mr. Kljun could get a quote for LED as well. Mr. Kljun stated he got a quote in 2017 for LED's.

c. Golf Cart Crossing

Mr. Serchak stated Canton does intend to do the realignment with bond money. He would like to get Rotundo to do this in the fall completed by the golf course.

d. Sidewalk Issues (Fairways)

Mr. Watson stated Fairways went outside the process, doing sidewalk replacement without permission. He stated they are asking to be reimbursed. Mr. Serchak stated we need to make clear our position when Mr. Hetherington is present. Mr. Serchak stated we will keep this on the agenda.

Mr. Kljun inquired if everyone has driven down Summit Parkway. He stated he feels that new contractor, Oakley, is doing a much better job.

IV. New Business

a. Next Meeting Date

The next meeting date will be Thursday, June 3, 2021 at 6:00 pm Zoom.

V. Adjournment

Motion by Watson, supported by Maxwell to adjourn the meeting at 7:17 pm. Motion carried by all members present.

May 26, 2021

Motion by Hohenberger, supported by Watson to approve the engineering services, Spalding DeDecker, for \$22,000. Ayes: Serchak, Hohenberger, Watson, Maxwell 4-0 Motion carried.

Future Agenda Items:

Tree Trimming