



**PHEASANT RUN ROAD MAINTENANCE ASSOCIATION, INC.**

Canton Administration Building

August 12, 2025

Microsoft Teams Meeting

**6:00 p.m.**

**Members Present:** Robert Aitken, Fairway Pines, Kevin Whitaker, Pheasant View, Carl Yoder, Fairways

**Members Absent:** Greg Hohenberger, Canton Township

**Others Present:** Mike Sheppard, Manager, Deborah Dooley, Secretary, Charles Larocque, Canton Township

**I. Call to Order**

Mr. Yoder called the meeting to order at 6:03 pm.

**a. Approval of Agenda**

Motion by Yoder, supported by Aitken, to approve the agenda as presented.  
Motion carried by all members present.

**b. Approval of July 8, 2025 PRRMA minutes.**

Motion by Whitaker, supported by Aitken to approve July 8, 2025 PRRMA Minutes as presented. Motion carried by all members present.

**II. Financial Activity Review**

**a. 2025 Budget**

Mr. Sheppard stated all dues have been paid throughout the second quarter. He stated income interest is at \$5,000 exceeding what was budgeted.

He stated the invoice for Summit Parkway has been received. Spalding DeDecker is reviewing the invoice and will pay upon their acceptance and sign off. Nagle will be paid upon that sign off. Mr. Yoder inquired with there were any issues noticed upon completion of the resurfacing and curb work. Mr. Sheppard stated the Township did have some complaints filed. He stated the Township was happy with the quality of the work and the speed of the project. He stated the issues were traffic flow and start time (9:00 am). He stated there were some grass and plant issues that Nagle will be fixing or reimbursing. Mr. Aitken inquired about the striping, if it was included in the

contract. Mr. Sheppard stated the striping was part of the contract.

b. Cash Flow Analysis

Mr. Sheppard stated the bank balance through July is \$700,000. He stated invoices will be paid in August. He stated PRRMA is projecting to end the year 2025 with a bank balance of \$88,000. Mr. Whitaker stated in his years on the PRRMA Board he has never seen the balance that low, and it is concerning. Mr. Sheppard stated we are collecting dues and spending, and the residents are getting their value.

III. Old Business

a. Rotundo Update

Mr. Sheppard stated he spoke with Jake, and he does still not have a definitive schedule with Rotundo. He stated he knows Rotundo had a fair amount of cement work to be completed before school begins. He is hoping in September this will begin. He stated he will keep the Board informed on a start date.

Mr. Whitaker was informed that a section of sidewalk had buckled, and bees created a hive, and the bees stung a dog that was being walked by its owner. The owner inquired who he should send his vet bill to on the PRRMA Board. He thinks the sidewalks should be done sooner rather than later.

b. Broken Curb (Mr. Yoder)

Mr. Yoder sent pictures of the broken curb to all Board members. He would like to know when this curb could be addressed. Mr. Sheppard stated the estimate for curb and gutter repairs is \$1.5 million. He stated the cash flow for 2026 is \$88,000. He stated this is a problem if we begin fixing one, everyone will want theirs fixed. He stated we could speak to Spalding DeDecker and see what they recommend replacing. Mr. Yoder stated he does need to respond to this homeowner. He would ask if this broken curb in the driveway approach be placed at the top of the list for next year. Mr. Sheppard stated that it is reasonable and a good place to start. Mr. Aitken stated this might be a beginning to start with the visible places.

Mr. Sheppard stated our 2025 Budget has been spent. He stated the 2026 budget is coming up and PRRMA will focus the curb and gutter repairs and make the driveways a priority with Spalding DeDecker. Mr. Larocque stated typically with the Township for the sidewalk program, we address in order of calling in any sidewalk repairs needed. He stated there are criteria on how these are addressed.

Mr. Aitken inquired about the sidewalks on Cherry Hill. Mr. Sheppard stated PRRMA has budgeted \$40,000 for that project. Mr. Larocque stated this will be done by Rotundo when they get to that area. He stated that the way this works is because we have zone areas each year for sidewalk repairs. As well as miscellaneous lists and sidewalk and driveways where there are water main

breaks and concrete roads that need to be repaired.

Mr. Whitaker stated he did not hear anything from the other two subdivisions on the tree replacements, so he went ahead and scheduled replacements for his subdivisions. He stated the other subdivisions will need to go directly through Zack.

IV. New Business

a. Next Meeting Date

The next meeting date is Tuesday, September 9, 2025 at 6:00 pm.

V. Adjournment

Motion by Yoder, supported by Aitken to adjourn the meeting at 6:27 pm. Motion carried by all members present.

Future Agenda Items:

Tree Trimming