

## **PHCA Board Meeting**

July 8, 2003

Present: Albin, Carlson, Cook, PVHM - Vandeboss

Absent: Horensky, Paulson

Meeting was called to order at 7:30 pm by Loren Carlson.

Minutes for the July 1 Work-Study meeting were unavailable and approval was tabled.

### **Financial Report – Art Albin**

Art introduced himself as the new Treasurer and reviewed the financial reports for the period ending May 31<sup>st</sup>. He noted that:

- Although the reports show summary information, he also receives detailed information for review each month.
- Through the first five months we are slightly ahead of budget
- We are showing improvements on accounts receivable – the apartments have completed payment of their dues, and we are working on collection of outstanding resident dues.

### **ACC report – Mickey Cook**

#### Lake dredging

Jack Harmens and Larry Harris met with a DEQ representative to review preliminary plans. They are now developing formal plans, and will submit them to contractors for estimates. Also being investigated is the possibility of raising the lake water level.

#### Nature Center study

The subcommittee is finishing its first review of the recommendations. The goal of this review is to evaluate each recommendation for validity and redundancy, note the magnitude and scope, identify any on-going efforts that are already taking place, and propose preliminary solutions and possible priorities. This review should be completed soon.

#### Willow Lake maintenance

The ACC recommended, and the Board has accepted, a proposal to allow EnviroScience, Inc. of Ohio to stock milfoil weevils in the lake this summer to begin controlling Eurasian watermilfoil in the lake. Mickey highlighted the following about the process:

- The weevil is very small, about the size of a flea, and native to the Midwest. It lives in the water and eats milfoil in the summer, and over-winters in the vegetation around the lake. Initially, about 600 weevils will be stocked.
- EnviroScience will conduct one baseline, and two follow-up surveys, over a one year period, to monitor weevil populations and success in reducing milfoil density.
- Although the lake may show some improvement this year, the process is intended as an environmentally safe, longer-term solution. Results are expected to be noticeable in the second and third year as the weevil population increases.
- The weevils will address the milfoil problem, but will not affect the algae problem which will have to be monitored and dealt with by other means. The hope is that the algae can be harvested once the milfoil is reduced.

### **CRC report – Lyn Baer**

#### Boys & Girls Club fundraiser

The Rockin' on a Summer's Night event is scheduled for Thursday, July 24<sup>th</sup>, from 6-9 p.m.

Volunteer training is Thursday, July 17<sup>th</sup>, at noon and 6 p.m.

No Outlet signs

The committee requested, and the Board and Larry Harris approved, the placement of three "No Outlet" signs in PVH. Signs will be placed at the main entrance, on the road going to Willow Creek II and at the intersection of Greenleaf Circle and Old Field Trail.

Membership ID Cards

Approximately 650 ID cards have now been issued. All ID's are being checked when residents enter the clubhouse.

Neighborhood Watch presentation

Officer Mark Shultee will present information on the Neighborhood Watch program this Thursday, July 10<sup>th</sup>, at 7 p.m.

New member recruitment

The CRC is trying to recruit new members for the committee. Duties of the committee include planning social activities, acting as liaisons between the community and the Board, and determining how money is spent on CRC-related activities.

**Management report – Scott Vandeboss**Security issues

Following recent break-ins at the Shoppes and Pines, Scott has been working with Charles Services to review security needs. Scott and Lyn met with the head of Charles Security, and they have volunteered to provide some free spot checks to create more patrol visibility. In addition, Scott and Lyn will be reviewing the security manual and updating it to reflect current security measures. Mickey suggested that posting signs indicating "Patrolled by Charles Security" might act as a low-cost, but visible deterrent.

Bridge by the Black Swan

As recommended by Larry Harris, the bridge by the Black Swan will be closed until it can be inspected by a structural engineer. Concerns about the bridge stem from plant growth near the bridge which retains water, prevents proper drying out of the bridge, and allows water to collect on the supporting trusses, rotting them out.

Tree removal at entrance boulevard

The dead tree on the entrance boulevard has been partially removed. The large stump has been left standing to enable the proper leverage during removal and help ensure minimal damage to the nearby pool and pump.

Indoor pool maintenance

The indoor pool will be shutdown for three weeks starting on July 21<sup>st</sup>. During that time the pool will be repainted, a new filtration system will be installed, and the wood areas around the pool will be refurbished.

Tennis courts

Scott is pricing-out resurfacing of the lower tennis court.

**Other business updates – Loren Carlson**Debt collection

Following unsuccessful internal efforts, an outside collection agency has been hired to collect several outstanding dues and special assessments.

Energy and cost reduction audits

Loren will work with Scott to complete an energy audit of the facilities in an effort to review and reduce electrical use where possible. Loren will also coordinate a cost reduction study, with the goal of reviewing each line item of the budget for possible cost savings.

#### Speeding in PVH

A letter was sent on July 2<sup>nd</sup> to Anthony E. Givhan, Senior Operations Supervisor of the City of Kalamazoo's Transportation Department asking for cooperation from MTA drivers in observing the posted speed limit. The PHCA Board has also recommended posting additional "Speed Limit 25" signs within PVH. Kaye Greeley inquired about the possible use of speed bumps within the community.

#### Other items

- Mickey questioned the source of what looked like large oil leaks at various places on Greenleaf Circle. Scott said he would take a look.
- Mickey noted a fairly large water leak on the west side of the Willow Creek II road, north of the entrance to the former brush site. Scott indicated that he was aware of the problem and had already spoken twice with Willow Lake management, on whose property it is located.
- A question was raised about cutting back vegetation beside the road between Cherry Creek and Greenleaf Circle as it seems to interfere with walkers. Scott indicated that he would look at it. Mickey also noted that if there are areas that need attention beyond the normal trimming, a request for review can be submitted to the ACC.