

PHCA Board Meeting

March 17, 2003

Present: Art Albin, Gordon Brown, George Horensky, Loren Carlson; Parkview Hills
Management: Scott Vandeboss

Meeting called to order at 7:35 p.m.

Work Study Meeting Review

Gordon reviewed the three requests the Board reviewed at the Work Study meeting on February 24th. Scott requested three Major Repair & Replacement Items:

1. Repaint and re-strap chaise chairs for outside pool
2. Sandblast and paint indoor and outdoor pools
3. Paint the block walls of both locker rooms.

The repainting and re-strapping of the chaise chairs for the outside pools was tabled at the work-study meeting.

Motion: Art moved that Palco Enterprises be contracted to sandblast and paint the pools. Seconded by George Horensky, motion carried.

Motion: Art moved that Palco Enterprises be contracted to paint the block rooms of the locker rooms, but to defer until the shower stalls were replaced. Seconded by George Horensky, motion carried.

George reviewed the discussion the board had regarding members that had not paid either last year's association fees or the special assessment fee for the redecorating of the clubhouse. Scott indicated that letters had been sent to three members that had not paid and that they had until April 4th to pay the bill in full.

Motion: Art moved that a lien be placed on the three members that had not paid their fees by April 4th. Seconded by George Horensky, motion carried.

Presidents Report

Gordon reviewed a copy of a letter he received addressed to the Kalamazoo City Transit director William Schomisch. Mary Lou Stewart of Woodstone Apartments corresponded the director asking that he review the cut backs the transit service has implemented.

Gordon suggested that Ann Paulson review this issue with the Community Relations Committee and draft a letter asking that a representative meet with the Association and possibly the members of the community.

Gordon informed the board that he had received a letter from Bill Lee indicating that the Batts family has gifted \$18,000 towards the "Book Project" that Barbara Walters will be completing. The agreement stipulates that four equal installments of \$4,500 will be paid upon various levels of project completion.

Gordon reported that Larry Harris and Bob Beam are continuing to work on a Letter of Agreement with WMU regarding the issue surrounding the trees that were removed behind the Meadows Association bordering WMU's property.

Financial Report

The February Financial report was accepted as presented.

Committee Reports

Architectural Control Committee—Scott Vandeboss

- The ACC has been reviewing the possibility/feasibility of a partial dredging of Willow Lake. Larry has provided various scenarios with topography drawings outlining possible dredging methods. Further review with the DEQ is being sought.
- The NFIHER Subcommittee is currently meeting every two weeks to further breakdown the individual recommendations stipulated and begin to matrix the costs associated with the items stated. Once this is outlined in some format, it will be reviewed with the ACC and brought to the PHCA Board for review.

Community Relations Committee—Scott Vandeboss

- The CRC is continuing to work on the resident orientation book.
- The Pool Opening Party is scheduled for Thursday, May 22nd.

Finance Committee—George Horensky

With the recent investment in the Ford note, discussion revolved around the topic of creating an investment policy in order to assure that parameters are established when investing Community Association funds. It was decided to have the Finance Committee meet and prepare a defining policy for all future investments. The policy proposal will be reviewed with the Board at the next meeting scheduled for June.

Management Report

Parkview Hills Management

Scott requested the board approve the painting and re-strapping of the chaise chairs for the outside pool. Given the pools are going to be addressed with fresh paint, it would provide a finished look to the outdoor pool area. Scott indicated that it was budgeted for the 2004 season but requested it be moved up to this year. Discussion revolved around what items, if any, budgeted this year could be put on hold to offset the expense of the chaise lounges. It was decided to hold on the brush site cleanup and barricades at least until fall when we can assess how the major repair and replacement budget is going.

Motion: Art moved that Casual Refinishing be contracted to paint and re-strap the 36 chaise chairs for a total cost of \$3,920. Seconded by Loren Carlson, motion carried.

Scott identified several major repair and replacement items that will be coming to the board for review and approval in the next couple months. These items follow the outline prepared last year and include: Indoor Pool Filter replacement, basin cleanout near

clubhouse, locker room shower stall replacements, laminate beam repairs, additional eaves for the clubhouse, tennis court resurfacing.

Old Business

Tree Removal Update---Scott indicated that the attorney was reviewing the condominium documents for deviations in the bylaws. No further progress to report until Kay Kosen, attorney, has made her response.

Retreat Update---Currently, the PHCA Board members are still surveying the Condominium Board members and will review the results at the next scheduled board meeting.

New Business

Annual Meeting---The annual meeting is scheduled for May 13, 2003. There are two seats up for election this year. Art Albin and Gordon Browns terms expire this year. Art has agreed to run again and Gordon will not be running again this year. The Board members thanked Gordon for all the work he has done with the Community Association.

An insert will be placed in the April Warbler informing interested candidates to contact Ann Paulson, Chair for the Nominating Committee.

The annual packets are scheduled to be distributed by April 24th.

Ann Paulson, Scott Vandeboss, and Gordon Brown will work on establishing the agenda for the annual meeting.

Work Study Meeting---The next work-study meeting is scheduled for April 15th at 7:30 a.m. at the clubhouse.

Meeting adjourned at 8:51 p.m.