

# **Parkview Hills Community Association Board Meeting Minutes**

September 9, 2003

Willow Lake Club

Present: Art Albin, Loren Carlson, George Horensky, Ann Paulson

Meeting was called to order at 7:30 p.m. by President Ann Paulson

Minutes of the August 12 Work-Study meeting were approved. (Horensky, Albin)

## **Treasurer's Report     Art Albin**

Art reviewed the Statement of Revenue, Expenditures & Fund Balance. He noted our actual combined income and expenses leave us in an improved financial condition as compared to our budget by \$21,463. The published financial statement does not include \$3,000 expenses related to utilities. More accurately PHCA is performing better than budget by approximately \$18,000 through July 31, 2003

Since the Finance Committee has not completed the implementation of the PHCA Investment policy, Art renewed a certificate of deposit, which recently matured.

The Finance Committee reviewed the capital budget and discussed every line item into 2004-2005. In light of that discussion the committee will likely recommend that the board ask management to change the priority of some items.

Energy audit: Loren Carlson and Scott Vandeboss have looked at all energy use by the PHCA and tried to figure out ways to reduce the \$50,000 annually spend on energy. They looked at each meter and all items hooked to each meter. One suggestion was to change the incandescent light bulbs to fluorescent bulbs wherever possible. Other savings may be available in connection with the well pump feeding the water ways. Loren is preparing a draft report of the audit.

Expense audit preliminary findings: Art reported that many budget expense items involve labor from the management company. The Finance Committee discussed whether it would be beneficial to contract out certain items or to bring them in house. Management is to work with the Finance committee to review each area in connection with the preparation of the calendar 2004 budget.

## **ACC Jan Burke**

Jan reported on the August ACC meeting:

- Two tree removal requests were approved. The committee received reports of more unauthorized tree removals in The Meadows and on Cricket Lane.
- An ACC subcommittee reviewing the Nature Center Natural Features Study is almost ready to present its recommendations on the 72 recommendations in the study.
- Jan asked that a meeting be arranged between Larry Harris and Jack Harmens and the PHCA board to discuss the ACC recommendations on dredging in Willow Lake.

- The ACC changed its meeting time and day to the fourth Wednesday of the month at 5 p.m. Meeting location remains the third floor card room of Woodstone East.
- The committee has made additional revisions to the Tree Removal form to give residents more information about the process.
- The ACC requests that the PHCA Board send a letter to Oaks residents reminding them of the tree removal regulations.
- Jan expressed concern about the growing population of domestic geese and the use of bikes within Parkview Hills on trails and not on trails. She suggested posting more “No bikes allowed” signs.

### **CRC Ann Paulson**

- Ann announced the next Happy Hour: October 23: Harvest Festival. People will be asked to bring canned or packaged dry foods to donate to Loaves & Fishes.
- Lyn Baer reported that 96 invitations were sent out for the Volunteer Appreciation Lunch on August 20. Fifty residents attended.

### **President’s Report Ann Paulson**

An informal poll of board members present revealed there had been no noticeable increase in traffic on Parkview Avenue since the opening of the WMU College of Engineering and Applied Science on the Parkview Campus in late August. WMU offers students free bus transportation from main campus. Buses run every 10 minutes between 8 a.m. and 10 p.m.

### **Management Report Scott Vandeboss**

- Scott said the pool and hot tub had been drained, surface preparation was complete and the pool and hot tub should be repainted by September 11. The paint needs two weeks to cure so the pool will reopen the last week of September. The company that supplied the paint for the pool gave the wrong information to the contractor about the curing time. Scott will seek reimbursement from the company for the expenses PHCA incurred for the labor and materials connected with the extra draining and filling of the pool.
- First evaluation by EnviroScience of the weevils in the lake project was done on Sunday, September 7. Scott did not have a report for the meeting.
- Resident Appreciation Week (September 8-13) Events: Free Coffee, Donuts and Bagels served 7:30-9 a.m., Wednesday-Friday; Coffee Break, 10 a.m. Wednesday; Car Wash and Cookout, 11-3, Saturday.
- Four more speed limit signs will be posted in Parkview Hills.
- Lyn Baer reported that the Metro Bus will continue to have a stop at mall, but the location has not been determined.

### **Other**

- Betty and Jerry Mason have scheduled the dedication of the Kirk Newman sculpture for November 28, late afternoon.
- There was a brief discussion on alternatives to replacing the bridge by the Black Swan. Art said the 1997 PHCA Board had discussed this. At that time the board did

not find the proposed changes aesthetically pleasing and felt the \$8-\$10,000 replacement cost was prohibitive.

Next Meeting: Work-Study meeting, Tuesday, October 14, 7:30 a.m.

Adjournment: 8:15 p.m.

Ann Paulson for Mickey Cook