

## **PHCA Board Meeting**

January 13, 2004

Present: Albin, Carlson, Cook, Horensky, Paulson

Absent: PVHM - Vandeboss

Meeting was called to order at 7:35 p.m. by Ann Paulson.

Minutes for the December 19 and January 6 Work-Study meetings were approved.

### **Special Presentation, People's Path – Larry Harris**

Prompted by a recent hit-and-run accident within Parkview Hills, and heightened concern about walker safety, the Board was approached by a donor with a renewed pledge of financial support for an off-road pathway around Greenleaf Circle. The Board directed Larry to review the previous plans for a People's Path and develop a new version for community consideration and discussion.

Larry presented both the original version of the People's Path, outlining the history and details of the project, and the reworked new version. Highlights of each included:

#### **Original Path**

- Put forward by the management company in 1993 and later picked up by PHCA Board.
- After community input and two drafts, plan was put forward in July 1995.
- The concept was to create a circuit within the inner area of Greenleaf Circle, making use of paved drives and parking lots and using connecting paths.
- A new path was proposed for the area between Cedaridge and Lake Villas.
- The original financial support was for the inner-circle pathway and a new wetlands path.
- Plan was for a 3-season, asphalt surface.
- The plan was not implemented due to lack of support from some of the affected associations.

#### **New Path**

- The concept is to create a path along the roadway of Greenleaf Circle. As shown, the path is partially within the inner circle and partially on the outer edge of Greenleaf Circle. The inner and outer portions of the path will require crossing Greenleaf Circle at two points.
- At 6,620 feet, is longer than the original.
- In most instances, will fall within the city right of way.
- Will require more vegetation removal (to be replaced) and grade work (needing retaining walls and railings) than the original.
- Will have fewer street lights directly along the path.
- Plan is for a 3-season, asphalt path.

The Presidents Council members are being asked to take this project back to their respective associations for consideration and brainstorming, and to return with feedback for the Board at their February 10 Work-Study meeting. The idea was presented that, in the future, the path could be expanded into a larger trailway system possibly including a section along Greenleaf Blvd. and another section around Willow Lake. Larry will rework the drawing to include these sections before the plans are sent to the Presidents Council members.

### **Financial Report – Art Albin**

Art reported that preliminary figures for December indicate monthly expenses slightly over budget, resulting in a net of approximately \$24,000 (expenses under budget) for the year. Together, the Major Repairs and Replacement Fund and Operating Fund are about even for the year.

**Committee reports****ACC report – Mickey Cook**

The ACC has turned its response to the Nature Center Report over to the PHCA Board for review. The Board will discuss the material at its February 10 Work-Study meeting.

**CRC report – Ann Paulson**

Ann reported that the wine tasting event has had a good response and it appears that all spots will be filled for the first event.

**Management report – Ann Paulson for Scott Vandeboss**

Ann gave a brief update on on-going activities:

- Beam work at the Clubhouse is almost finished.
- New showers and faucets have been installed in the locker rooms. Partition and surface work is in progress.
- The heat exchanger for the hot tub has been replaced. A second has been purchased to allow better regular maintenance without interruption of service in the future.
- Eaves troughs will be repaired when weather permits.
- The storage room downstairs will be cleared out and made available to the Altman management group for administrative office space.
- Responding to a resident inquiry, Scott is looking into City ordinances related to dumpster screening.

**Energy Audit – Loren Carlson**

Loren reported on the energy audit he and Scott completed recently. As a result of the audit:

- Clubhouse lighting will be changed over to fluorescent wherever possible.
- Scott and Loren will continue studying the operation of the Cherry Creek pump for possible changes to save energy.

A copy of the report is available from Lyn for resident review.

Bill Wertz suggested that Loren look into replacing the ballasts in the existing fluorescent fixtures with newer versions, possibly making use of a program through Consumers Energy. Scott and Loren will look into this.

**Other resident input**

- Bill Wertz raised a question about our current liability coverage. Art will follow-up with Scott.
- Gary Niemeck asked about the possible reopening of the brush site. Mickey responded that Scott is working on a plan for recycling brush into wood chips for the trails. The ACC would not recommend reopening the brush site without an approved plan. For the immediate time, residents and associations should not plan on having the brush site available for use. Longer term, the brush site is the planned storage site for dredged material when the lake is dredged.

**Conclusion**

Meeting was adjourned at 8:50 p.m.

Next meeting: Work-Study meeting, February 10, 7:30 a.m., at the Clubhouse.