

PHCA Board Meeting

November 9, 2004

Present: Albin, Carlson, Cook, Horensky, Paulson, PVHM – Vandeboss

Absent: none

Meeting was called to order at 7:00 p.m. by Ann Paulson.

Minutes for the October 12 and October 19 Work-Study meetings were approved.

2005 Budget work – Art Albin

The Finance Committee has begun preliminary work on the 2005 Budget. Scott is compiling data on expenses from the last 3 years for comparison purposes. He is currently putting together a to-do list for 2005, and is waiting on final information on deck replacements and the new pathway.

PHCA Walkabout

On November 4, Larry Harris and Scott Vandeboss led Board and ACC members on a 4 hour walkabout of PHCA common areas, including natural areas and the clubhouse. The walkabout provided a chance for Board and ACC members to directly view elements of PVH that are part of our overall maintenance activities, but often function “behind the scenes” from regular resident concern. Board members noted the quality of the information provided by Scott and his staff as part of our tour, and their ability to provide multiple recommendations for our consideration. A list of items covered in the walkabout will be presented to the Board to be used by the Finance Committee in its 2005 Budget planning.

CRC report – Ann Paulson

Upcoming Activities

- Decorate the Clubhouse: 10 a.m., November 30
- Christmas Caroling: rehearsal 6:30 p.m., December 9 / Caroling 6:30 p.m., December 16
- Assemble luminaries: 1 p.m., December 14
- Christmas brunch: Sunday, December 19
- Holiday season collection for Eastside Neighborhood Association, Toys for Tots, Salvation Army Angel Tree

Meeting with KPS liaison officer

Officer Skurski presentation was well received. He brought several brochures for distribution and answered resident questions on various safety issues. Of special interest was identity theft, for which he recommended the use of a paper shredder for all documents displaying personal information.

Walking path update – Ann Paulson

Ann, Mickey Cook, George Horensky, Larry Harris, and Scott Vandeboss met with the City attorney and City planner, Jeff Chamberlain. City officials were very supportive of the path.

Actions to be taken include:

- PVH must meet with the City engineering department to review the relevant restrictions and requirements.
- Our attorney, Alan Enderle, will draft an agreement regarding the use of right-of-ways, for review by the City.
- The Board needs to develop a maintenance plan for snow removal

Other business

- Ann noted the creation of an Open Items List that the Board will use to track projects throughout the year. Items on the list include recommendations from the Kalamazoo Nature Center report, scheduled projects from the Major Repair and Replacement Budget, and unbudgeted activities that the Board is working on or that arise during the year.
- Randy Smith presented a letter from the Shores Board regarding the pathway project. The letter is a follow-up to the October Shores meeting where Mickey and Ann presented the latest information on the path, and a subsequent meeting of the Shores residents.
- Judy Rowe asked about the plans for replacing the tree on the island at the entry to PVH. Mickey indicated that Larry had presented 5 plans to the Board for consideration, together with a review of the overall landscaping problems on either side of the entry area. The Finance Committee is considering the landscaping issues as part of its budget consideration.

Conclusion

Meeting was adjourned at 7:30 p.m.

Next meeting: Work-Study, December 14, 7:30 a.m., Clubhouse

Respectfully submitted by Mickey Cook