

PHCA Board Meeting

September 14, 2004

Present: Albin, Carlson, Cook, Horensky, Paulson, PVHM – Lyn Baer

Absent: none

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

Minutes for the August 10 and August 26 Work-Study meetings were approved.

Landscape presentation – Entry island and east and west entry areas

Larry Harris presented five design plans for the north end of the boulevard island at the entry to PVH.

- At approximately \$20,000, the existing pool will be too costly to repair. The pool and drain should be removed.
- Each plan includes cobble stone or gravel at the northern edge based on the need to provide a sturdy and safe area to accommodate vehicles that may intrude on the area at times.
- Trees and berms provide height and are sight cues for drivers, making the boulevard easier to see.
- Plan A would be the least expensive, estimated at \$6,500.
- Plan C-2 would be the most expensive, estimated at \$15,000.
- We may have to have city approval if any hard construction is required.
- City permits to work in the right of way will be required.
- Larry felt that plans A, C-2, and D offered the most color, visual appeal, and ease of maintenance.

Larry also presented drawings for the existing landscaping on the east and west sides of the entry and discussed some of the problems he found, with suggestions for improvements.

East side

- Several volunteer trees were found on the east side and should be removed.
- Bushes should be trimmed and brush cleaned out.
- Pines with diplodia tip blight should be replaced, possibly with spruce
- Look at the lighting to see what might be salvaged and fixed
- Redefine and improve the planting bed
- Approximate cost: \$5-6,000

West side

- Clean out the approach area along PV Avenue
- Redefine and improve the planting bed
- Replace the pines, suffering from tip blight, with spruce. This will be a major task because the tree roots are heavily intertwined and there are phone and electrical boxes and lines in the immediate area.
- Upgrade and repair the stone wall as needed
- Look at light-well lighting and see if it can be salvaged. Fix what makes sense and remove the rest and repair area.
- Approximate cost: \$15,000

Finance report

After a brief look at the figures through August 31, Art reported that:

- We have made up some ground in our Operating budget, and show a deficit of approximately \$600. This includes the to-date costs for the new path, which may be reimbursed in the future.
- The Operating Fund balance has incurred unplanned expenses for air conditioner and hot tub work. An \$8,000 deficit in the fund is currently anticipated.
- The Major Repairs budget remains on track with expenses very close to budget so far.

Committee reports**ACC report – Mickey Cook**

- A rough draft of a brushsite policy is almost complete. It is scheduled for presentation to the ACC at its September 22 meeting.
- Board members attended the August 18 ACC meeting to review the KNC report implementation recommendations. The group focused on the five high priority recommendations and discussed the current status of each and the procedure for moving each one along.
- Mickey reported that the Watershed Committee met for the first time this morning. Transitional funding has been obtained which will allow the committee to update the Watershed Management Plan to meet the newest EPA requirements. The hope is that this can be completed by yearend. Applications for funding in 2005 are dependent on having an accepted water management plan in place.

CRC report – Ann Paulson

- 111 volunteers, an increase over 2003, were recognized this year. 62 attended the luncheon at the Clubhouse.
- KPS liaison officer Michael Skurski will speak to resident about speeding, identity theft, and vehicle safety at a Clubhouse presentation October 19 at 7p.m.
- Octoberfest is scheduled for Thursday, October 21, from 6-8:00 p.m.

Management report

Lyn Baer gave a brief update for Scott:

- Scott continues to work on bids for the Clubhouse decking/railing and estimates for a room extension.
- Pool is scheduled to close September 22.
- Scott is working on providing under-support for the pool cover.
- After inspecting Old Field Trail, five potholes have been reported to the city for repair.
- Resident appreciation week activities are planned for this week.

Other business

Ann reported two sign violations on Old Field trail – a business sign where some recent work was done, and a truck being displayed with a “for sale” sign inside the windshield. She will send letters reminding the residents of the sign policy in PVH.

Conclusion

Meeting was adjourned at 7:53 p.m.

Next meeting: Work-Study, October 12, 7:30 am, Clubhouse

Respectfully submitted by Mickey Cook