

PHCA Board Meeting

November 1, 2005

Present: Albin, Cook, Carlson (later), Horensky, Paulson, PVHE – Vandeboss Absent: none

Meeting was called to order at 7:05 p.m. by Ann Paulson.

Minutes for the October 11 and 18 work-study meetings were approved without change (Horensky, Cook).

Finance Committee – Art Albin

- Through September 30 the Operating Budget shows approximately \$30,000 to the good. The Operating Reserve has experienced charges totaling \$18,000. Net the associations operating results through September 30 are better than budgeted by \$12,000.
- The committee has completed a first review of the 2006 budget. Preliminary figures represented a 4% increase and will be reduced in the next round.

Committee Reports

ACC – Mickey

- The ACC did not approve the removal of the seven pines at the entrance to PVH. Citing concerns about the sensitivity, visibility, and complexity of the site, the ACC recommended that the PHCA and Pines Board develop a detailed landscape plan for the area prior to resubmitting their tree removal request.
- The Rules for Boat Usage and Storage on Lake Hill 'n Brook, as submitted by the ACC, was approved by the Board at its October 11 work-study meeting.

CRC – Ann

- Four “doggie-do” disposal stations have arrived and will be installed shortly – two on Greenleaf Circle, one by the tennis courts, and one by the path along the lake. Cost was \$200-250.
- Arts and Crafts Bazaar, November 4 and 5, at the Clubhouse
- Decorating the Clubhouse for the holidays planned for November 29, 10 a.m.

Management reports

PVHE – Scott Vandeboss

- Boiler - The hot tub boiler conversion is complete and they are working on balancing the pool and hot tub temperatures.
- HVAC – The survey has been completed and we are waiting for the evaluation report.
- Insurance - Scott is reviewing our insurances costs and needs with company representatives
- Security – After reviewing estimates for next year it appears that we will be able to realize a savings of approximately \$8,000.

Phoenix Properties

Ann reported that Jessica Wressel has sent a letter to all Woodstone residents regarding no parking Woodstone Dr.

Changes to Open House rules

In an e-mail to Board members, Bill Wertz outlined his concerns with the rules related to open houses in PVH and the difficulty in connecting buyers and sellers when homes are for sale. Prior to the meeting Mickey and Ann reviewed the current procedures and brainstormed possible changes, then worked with Lyn Baer to develop revised rules for the Board's review. Changes included:

- Extending, from Wednesday to Friday, the deadline for submitting open house information for inclusion on the community-wide map
- Allowing realtors to provide their own information and maps when the deadline is missed
- Moving the open house sign closer to Parkview Ave. on Sundays
- Allowing the realtors sign to be displayed beside or in front of the home during the open house
- Use of a preprinted sign/flag/other (not yet determined by the Board) with the PVH logo to mark for sale homes at times other than open houses

The motion was made (Albin, Horensky) and **passed** to accept the new rules as proposed.

Conclusion

Meeting was adjourned at 7:25 p.m.

Mickey Cook

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11/10/05

Next meeting: Work-Study, December 13, 7:30 a.m., Clubhouse

Respectfully submitted by Mickey Cook