

PHCA Board Work-Study Meeting

December 12, 2006

Present: Loren Carlson, Karl Freed, George Horensky, John Tobias, Bob Jameyson, Scott Vandeboss (PVHM) and Gary Niemeck (Glens). Board members absent: none.

The meeting was called to order at 8:00 a.m.

Minutes of the November 14 meeting were approved.

Finance Committee – George

The Finance Committee recommended that savings remain as currently invested by Charles Schwab. Flexibility will be necessary pending possible lake financing. **Approved.**

The security budget will remain as is but Scott will ask Charles Services to provide savings possibilities with varying time coverages. With the addition of several potential repair items and shifting \$10,000 into the Operating Reserve, the 2007 PHCA budget was **approved.**

Architectural Control Committee – Karl

Gary Niemeck proposed a series of administrative rules to the ACC which will be reviewed at their next meeting. Upon approval by the ACC the rules will come to the Board.

Community Relations Committee – John

The December 7 “Happy Holiday Hour” was well attended and well received. Ideas from the December 12 community meeting on ways to reduce vehicular speed through Parkview Hills will be forwarded to Joan Dombrowski, Chair of the CRC.

President’s Report – Loren

A letter from Loren to the City Engineer on street repaving was reviewed and will be sent.

Loren proposed that he and George meet with the apartment managers to review the Board vision for Parkview Hills as well as the PHCA 2007 budget. They will seek January dates for the meetings.

A tentative date to meet with Art Albin et al. was set for 7:30 a.m., Tuesday, December 19, in the clubhouse.

Parkview Hills Management – Scott

Our PHCA lot assessment policy, which was legally adopted by the Board on September 12, 2006, will be the basis for a note to accompany 2007 assessment notices to the Oaks residents.

PHCA Project Status -- Bob

The format for the revised project monitoring grid was reviewed. The lead individual for the top priority projects (currently fifteen) will update the information at each Board meeting. It was suggested that, where appropriate, support personnel be added in the “Lead” column. Also, activities taken from the Kalamazoo Nature Center study will be maintained on a separate list.

PHCA Policies – Bob

Discussion on this project was rescheduled for 10:00 a.m. Friday, December 22, in Scott’s office.

Resident Comments

Regarding community security, Gary Niemeck raised the idea of recruiting retired persons to do the job. Insurance would be a concern but Scott will consider the idea.

The meeting was adjourned at 10:15 a.m.

Next meeting January 9 at 6:00 p.m., in the clubhouse. Agenda items to Bob by January 5.

Respectively submitted, RAJameyson