

# PHCA Board Meeting Minutes

## Tuesday, July 11, 2006

**Present:** Paulson, Carlson, Medlin: Parkview Hills Management: Scott Vandeboss, Lyn Baer; Phoenix Properties Kathy Monendo and resident Joan Dombrowski

Meeting was called to order at 6:05 p.m.

Minutes from the June 6 Work-Study meeting were approved

### **Finance Committee Report: Carlson**

Loren Carlson reported on resurfacing the club parking lot. Three bids were obtained. Finance Committee recommended we go with J. Allen Co. at \$23,470. Scott said he has used them before in Lake Villa, the Glens etc. with good results.

### **ACC: Paulson**

Ann reported on the plans for re-landscaping the east and west sides of the front entrance. The dead and diseased trees will be removed and replaced.

### **Community Relations Committee: Medlin**

Lyn reported on Ice-Cream Social July 19. Donations from the event will go to Ministry with Community. Lyn also reported on relocating the boats from the club to Lake Hill 'n Brook.

### **Presidents Report: None**

### **Old Business:**

Loren Carlson presented proposal for dredging Willow Lake and reported Art Albin to take the lead for the project.

Scott reported that the vines policy will be presented at next ACC meeting.

Scott said he would reword the enforcement policy portion of the Maintenance Fee Payment Policy

### **Management Company reports:**

Parkview Hills Management: Tennis court No. 2 has been resurfaced and repainted. The company that did the work suggested adding a ditch for drainage. Scott will have his crew put the ditch in.

Surprise inspection of pools by the Health Dept. resulted in excellent report.

Pump motor for the fountain in Willow Lake was replaced.

### **Other Business:**

Joan Dombrowski presented a copy of a letter from the residents of Woodstone Apartments, which was sent to Ken Batts, regarding their dissatisfaction with maintenance of the apts. and buildings.

Allen Medlin expressed concern over diaper bathroom accidents which caused the outdoor pool to be closed. He brought a concern from a resident who questioned the necessity of evacuating the hot tub during electrical storms. Lyn Baer shared a handout, which explained that the pipes running under the pool were excellent conductors of electricity. Allen also asked what could be done about the house at 3803 Blackberry which appears uninhabited and needs leaf removal.

Adjournment: about 8 pm.

Next meeting Aug 8 at 8 am.

Submitted by Allen Medlin, Secretary