

PHCA Board Meeting

March 14, 2006

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

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

Minutes for the February 14 work-study meeting were approved without change (Horensky, Carlson).

Southwest Michigan Land Conservancy proposal

Monica Evans presented information on a possible SWMLC and PHCA interaction that she had proposed in a February 17 letter to Board members. She briefly outlined a plan in which the SWMLC would hold a conservation easement on the natural and dedicated open areas of the PHCA. Rules and guidelines for management of the conservancy would be worked out between the SWMLS and PHCA. Monica also volunteered to establish an endowment fund with the Kalamazoo Community Foundation to support the project and collect future donations. Anticipated advantages would include:

- SWMLC help in protecting our open spaces
- ability to offer tax deductions for contributions to the community
- enhanced grant application status

Members supported further investigation but raised several questions to be considered:

- The introduction of 3rd parties into the work of the PHCA will mean further complication and some loss of control
- Will we receive enough benefit monetarily to justify the loss of control
- What is the possibility of receiving donations of sufficient amounts to make the overhead costs worthwhile
- What sort of opportunities will open up to us if we do this
- Is this legally possible for a PUD and what would be required to implement

Mickey and Ann will include this in their discussions with the attorney on April 11.

Finance Committee – Art Albin

- The committee had a first meeting with the accountant to review the 2005 yearend figures
- Operating budget through February is approximately break-even. \$38,000 was spent on the indoor repair, of which \$29,820 were planned major repair and maintenance expenditures and \$7,984 were not expected but required once the project commenced. The finance committee has agreed to review planned major repair and maintenance expenditures for later in the year to determine if change should be made.

Committee Reports

ACC – Mickey

The ACC will review a vine policy at its March 22 meeting.

CRC - Ann

- Spring into Spring happy hour scheduled for 6-8:00 p.m. on March 23
- 6 doggy-do stations are in place, one donated by Maury Decoster
- A new permanent green announcement sign has been purchased for the boulevard

Presidents report - updates

PVH history project

Ann met with Bill Lee and Barbara Walters on February 22 to restart the project. A first draft is expected by September.

Willow Lake dredging

Ann, Mickey, and Bill Lee met with Ken Miller on February 3. We are still waiting to hear back from Mark Mones.

Board elections

Ann indicated that Art will not be running for reelection in May. People interested in running should submit a letter to Mickey Cook indicating their desire to be included on the ballot.

Meeting with attorney

Mickey and Ann will meet with Kay Kossen on April 11.

Management report – Parkview Hills Enterprises, Scott Vandeboss

Indoor pool

Due to a failure of the catalyst agent the new pool surface did not set properly and had to be removed and redone. The pool has been refilled and the water is now being heated and chemically balanced. As part of the process the heat exchanger was found to need repairs. These were completed by Scott's crew.

Entry landscape project

Scott presented the e-mail he had received from Electra Schwartz indicating the Pines Association would contribute \$665 to the removal of trees at the entryway. Scott will contact Electra to arrange for written approval to allow PHCA representatives to work on Pines property for the duration of the project.

Tennis courts

Scott has meetings planned with three contractors to discuss repairs: Arnt Asphalt, Sport Court, and Racquet Sports.

Open task list

Members reviewed and noted changes to the Open Task List.

Resident question – combining lots

Maury Decoster and Sunny Hill inquired into the procedures necessary to combine multiple adjoining lots into a single lot for assessment purposes. They noted that this has been done by other residents in the past with Board approval. Board members had concerns about whether this was acceptable under the PUD rules and felt they needed to investigate further before responding to Maury and Sunny. Ann and Mickey will include this in their discussions with the attorney on April 11.

Conclusion

Meeting was adjourned at 8:15 p.m.

Next meeting: Work-Study, April 11, 7:30 a.m., Clubhouse

Respectfully submitted by Mickey Cook