

PHCA Board Work-Study Meeting

August 14, 2007

Present: Loren Carlson, Karl Freed, George Horensky, Bob Jameyson, Gary Niemeck, Scott Vandeboss (PVHM). Absent: none.

The meeting was called to order at 8:00 a.m. in the PVHM conference room.

Minutes of the July 10 meeting were approved via e-mail on July 12.

Treasurer's Report -- George

Expenses were \$13,000 under budget through June but will probably catch up when July and August results are in. Total Schwab funds are up 1% through six months. 2008 budget preparation will begin late October, after nine months actual is available.

Environmental and Architectural Review Committee -- Karl

The committee's recommended revision of Article III of the EARC Rules of Procedure regarding expedited action was **approved**. Review of the updated KNC report has been postponed until the September Board meeting. A posting for the EARC opening will be in the September newsletter.

Community Relations Committee -- Gary

The committee's recommendation to remove the platform tennis court in 2008 was **approved**. The CRC suggested that there be an annual meeting of the Board, EARC and CRC, to discuss strategy and plans for Parkview Hills.

Parkview Hills Management -- Scott

The bridge by the Black Swan should be completed within a week or so. After some landscaping a dedication ceremony could be appropriate. Discussions are in process with Dave DeVisser regarding replacement of the two pines on the west entry as well as beginning now to seek a proper oak for the median. The annual walkabout of the BTR boundary will be held next week.

President's Report -- Loren

Compliments were expressed for all of the excellent results this year. Loren felt the front entrance looks good but more work is needed to reflect a first-class community. Specific plans will be developed with the 2008 budget process.

Board Project Lists (attached) -- All

Willow Lake John Tucci will be calling Scott with his recommendations on the lily pad situation. A summary of things yet to do and costs to date was reviewed. Total cost is estimated at \$28,000.

Front entrance A summary of costs to date was reviewed. It appears that the total cost including the oak tree to be planted in January will be approximately \$34,000.

Club decks \$4,000 was **approved** for repair and staining.

Trail erosion \$2,000 was **approved** for material and labor to repair the trails.

Vacant lot assessments The Secretary will make the necessary calls regarding this issue and develop a summary of the steps leading to its resolution. The policy statement that “. . . the Board of Directors for the PHCA is obligated to make an assessment against each lot” was confirmed. All future requests for waiver of assessment on vacant lots will be denied by this PHCA Board.

Future projects A list of ideas accumulated thus far for 2008 budget consideration was reviewed and supplemented. Only two ideas have been received from individual residents. Karl suggested developing a broad-based program for strategic plantings, which would blend in well with the anticipated lake shoreline project. Gary would like to see more thought given to Christmas lighting and signs in the city right-of-way.

Fund-raising The sequence of effort was reviewed. Gary requested a list of all owners in Parkview Hills. The Board will meet with Art Albin upon his return.

The Board meeting was adjourned at 10:45 a.m.

The next regular Board meeting will be September 11 at 6:00 p.m. in the clubhouse.

Bob Jameyson, Secretary