

PHCA Board Work-Study Meeting

February 13, 2007

Present: Loren Carlson, Karl Freed, George Horensky, Bob Jameyson, Scott Vandeboss (PVHM). Board members absent: none.

The meeting was called to order at 8:30am.

Minutes of the January 9 meeting were approved, as amended. Also September 12 minutes as corrected and November 3 minutes were approved.

Finance Committee -- George

Net ordinary income was \$22,045 over budget for the year 2006, due to favorable variances in utility, pool and landscaping expenses. For 2006, there was a 4.2% return on the Schwab bond funds. The new automated chlorine system for the pools will be capitalized.

There was agreement to list in the Warbler those property owners with past due association dues. Scott will send an up-to-date list to Bob.

The Fund Accounting Policy statement was **approved**.

Architectural Control Committee -- Karl

Discussion continues on the ACC procedures and the PHCA Rules and Regulations. Both will be addressed again at the February 28 ACC meeting.

Community Relations Committee

Joan Dombrowski, chair of the CRC, will convene a study group comprised of apartment managers, condominium representatives and Board representatives, to brainstorm ideas for slowing vehicular speed in Parkview Hills. A meeting is scheduled for March 7 at 7:00pm, in the clubhouse. Ideas from that meeting will go to the CRC for analysis and subsequent presentation to the Board.

Kalamazoo City speeding fines will be listed in the March Warbler.

Parkview Hills Management -- Scott

Scott covered several internal clubhouse repairs which were necessary during January. He also noted that the indoor pool ceiling has a leakage problem to be resolved with clearing weather.

President's Report -- Loren

Loren and George plan to have individual meetings with apartment managers to review the major projects and the budget for 2007. Summaries and reactions from those meetings can then be passed on to the owners, for possible additional discussions.

Board Project List

Willow Lake: We received considerable input from Tim Bureau, by way of speaker phone. Loren plans to summarize Tim's inputs for circulation to the Board and others.

Art Albin summarized his recent meeting with the Masons. They were concerned about the community's reception to chemical application and felt raking and/or aeration had good potential.

The Board held further discussion and in general favored some form of raking plus aeration, with organic chemicals as a possible backup. George more specifically suggested clearing 50+ feet in front of the Black Swan, aerating there to inhibit weed growth, and letting the rest of the lake return to wetlands.

As weather permits, Scott will run a trial harrowing of the plant material and he will continue to try and schedule a meeting with John Tucci of Clean-Flo aeration. Karl will again try to connect with Professional Lake Management.

Front Entrance: The Board **approved** the \$16,811 bid by DeVisser Landscape Service. Scott will assure the specs are clear and there are adequate warranties and insurance. Karl will review the plan with the ACC. Work could start in March.

PHCA Rules and Regulations: Bob explained the concerns expressed by the ACC. He has revised the draft and will return to the Committee on February 28. After review and approval by the ACC, the document will come back to the Board for approval and will be reviewed by attorney Kay Kossen to ensure legality. Then the plan is to issue the rules and regulations community-wide. Copies of the current draft will be sent to Board members.

Street Lighting and Street Repair: Board work on these two projects is done. They will be shifted to the "Completed Projects" list.

Parkview Hills History: Loren will contact Barbara Walters and clarify plans for completion of this project.

Other Business

The Board **approved** four initiatives in the area of improved community communications: (1) ACC and CRC minutes will be entered onto our web site from now on, (2) approved policy statements will be entered onto our web site, (3) Board minutes will be approved by e-mail and distributed earlier, and (4) application forms, as developed by Gary Niemeck, will be available for Board, ACC or CRC openings. Bob will prepare a paragraph on all of this for the March Warbler.

Applications for the current Board opening will be included with the March Warbler, with a submission deadline of March 10.

The meeting was adjourned at 11:20am.

Next meeting March 13 at 6:00pm in the clubhouse.

Respectfully submitted, RAJameyosn