

# **PHCA Board Meeting**

January 9, 2007

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

The meeting was called to order at 6:00PM.

Minutes of the December 12 Work-Study meeting were approved.

## **Finance Committee -- George**

Through November there was a favorable variance from the Operating budget but a significant overage in the Major Repairs budget, entirely due to the necessary work on the swimming pools during 2006.

The 2007 budget was approved at the December 12 meeting. The Board **amended** the budget with a \$4,000 reduction in Clubhouse Maintenance Labor and an offsetting increase in Major Repair Funding. George reminded that major repair items must be individually approved before implementation. The Board **approved** \$6,000 for Scott to get the signage project underway, as time permits.

## **Architectural Control Committee -- Karl**

The ACC next meets on January 24, at which time they will review proposed Committee procedures, discuss a possible Committee name change, and discuss general PHCA rules and regulations.

## **Community Relations Committee -- John**

The CRC next meets on January 11, at which time they will plan the social program for all of 2007.

## **President's Report -- Loren**

Loren will meet with Bill Lee and set up meetings to discuss 2007 plans with the apartment managers.

Regarding possible state grants for soil erosion, Scott will forward pictures of our worst erosion problems to Karl, for review by experts in his firm.

## **Board Project List**

Willow Lake: Board members plus Art Albin and Mickey Cook will meet at 7:30 a.m. Thursday, January 18, in Scott's office, to discuss the approach to cleaning up Willow Lake.

Front entrance: Scott reported he used Larry Harris' tentative plans to get bids from three landscape contractors. The bids are expected soon, after which there will be further discussion and decisions made.

PHCA Policies: Bob will review the policies with the ACC on January 24.

PVH history: Loren reported that Barbara Walters is back on the project with completion date to be determined.

**Resident Comments**

Mickey Cook asked about the weed growth around a sign between The Pines and the upper tennis court. Scott will have it cleaned up.

Dick Tanner asked that the Board consider starting the evening Board meetings at 7PM and consider switching to blue tennis courts.

The meeting was adjourned at 6:50PM.

Next meeting February 13 at 8:30AM in the clubhouse. Agenda items to Bob.

Respectfully submitted, RAJameyson