

# **PHCA Board Work-Study Meeting**

June 12, 2007

Present: Karl Freed, George Horensky, Bob Jameyson, Gary Niemeck, Scott Vandeboss (PVHM). Absent: Loren Carlson.

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

Minutes of the May 15 meeting were approved via e-mail on May 16.

## **Treasurer's Report -- George**

George reported that operating income through April was \$14,652 ahead of budget due primarily to lagging clubhouse expenses and having not yet paid the audit fee. The total market value of our three bond funds is up 2% through four months and up 8% since inception. The funds are rated four or five stars by Morningstar.

## **Environmental and Architectural Review Committee -- Karl**

The Board **approved** the appointment of Bill Birch and Woody Ehrle to the EARC. Gary will ask Mickey Cook to send a confirming letter to Bill and Woody. The EARC will have a nice mix of members with two from the Oaks, four from four different condo groups, and one from the apartments.

## **Community Relations Committee -- Gary**

The next meeting of the CRC is scheduled for July 12, which Gary will have to miss. Bob will attend in his place as the committee will be considering ideas for a PHCA two-year plan. Gary will be back for the October CRC meeting at which time he will ask that community signs be discussed.

## **Parkview Hills Management -- Scott**

Several bids were addressed. A bid from Tustins of \$1,565 to seal and stripe the clubhouse parking lot was **approved**. A bid from Arnt of \$15,025 to resurface the upper tennis court was **approved**, subject to review of the Armor crack repair system by Board members. An estimate of \$6,614 to repair the platform tennis court was noted. Scott will check with the Kalamazoo Country Club to get their input on the subject.

## **President's Report -- Karl (for Loren)**

Karl reported on his and Loren's meeting with Ken Miller regarding the Black Swan building addition and tree removal. Ken understands that the Black Swan falls under the Parkview Hills rules and regulations and will produce a letter explaining the rationale for the tree removal. He will also talk with Scott about removal of the stump remaining from the collapse of the large willow tree by his restaurant.

Karl, Loren and Art Albin met with the Masons to discuss ideas for a possible fund raising effort to help defray a portion of the front entrance and Willow Lake investments. Another meeting is scheduled for June 13.

## **Board Project List**

Willow Lake Algae is running rampant. Manual harvesting has encountered numerous problems and has been discontinued for now. The Clean-Flo aeration system will be installed Monday, June 18. The Board **approved** moving ahead with possible herbicide application by requesting firm quotes from A&T Service and Professional Lake Management. Approval of the herbicide permit by the DEQ is pending environmental review.

Front Entrance Residents seem very pleased. Flowers will be planted in the center island soil areas. Karl will e-mail a contact at Consumers Energy regarding our desire to paint the electrical box at the front entrance.

PVH History Gary will contact writer Barbara Walters to request a summary of her progress, timing and anticipated billings.

Split Lots The Board **approved** adhering to Article IV, Section 6 of the Declaration which states "...assessments must be fixed at a uniform rate for all assessable lots or dwelling units." George and Loren will draft a letter to owners, for Board review.

Two-Year Plan An article will appear in the July newsletter inviting residents to forward their ideas for future improvements in Parkview Hills.

Other Scott will contact city traffic engineer Shahid Abbas to request strategic location of several additional 25mph signs.

The meeting was adjourned at 10:30 a.m.

The next Board meeting is scheduled for Tuesday, July 10 at 6:00 p.m. in the clubhouse.

Bob Jameyson, Secretary