

# **PHCA Board Meeting**

March 13, 2007

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

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

Minutes of the February 13 meeting were approved via e-mail on February 15.

## **Finance Committee -- George**

George reported that financial results for January were about at breakeven.

The Board **approved** the Finance Committee's recommendation to decrease the Contingency Reserve Fund balance from \$35,000 to \$25,000. Annual disbursements from the fund have never exceeded \$25,000. The \$10,000 difference will fall into the Major Repair Fund.

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

The Board **approved** changing the name of the ACC to the Environmental and Architectural Review Committee (EARC), as recommended. The new name was felt to better reflect the scope of work done by the committee. Reference to an architectural committee in the Bylaws or Declaration shall henceforth mean the EARC.

The Board **approved** Rules of Procedure for the EARC, effective immediately. There was some discussion regarding reporting of attendance to the Board but the wording in the rules was not changed. "EARC" will replace any reference to "ACC" in the rules. These rules will be added to our web site.

The Board **approved** requesting that the EARC propose a 2008 action plan for implementing top priority projects yet remaining from the Kalamazoo Nature Center Report. The plan should be completed for submission to the Board by August 31, in time to incorporate any estimated costs in the 2008 budget.

The Secretary will convey these actions in writing to EARC Chair Jan Burke.

## **Community Relations Committee**

Joan Dombrowski reported that the meeting scheduled on speeding in Parkview Hills was not held. The Board requested that the CRC at their April 12 meeting address the subject of speeding, do some fact-finding, and return to the Board with their two or three top recommendations.

The Board **approved** \$2,841 for Paw Paw Upholstery to reupholster and repair designated clubhouse furniture. The work should be completed during April.

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

Scott reported on several projects including replacement of a motor in the pump room, tree trimming in response to a city request, and plans to have an expert check a clubhouse chimney leak.

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

Loren reported that he has lined up Bob Miller of WMU to come to next month's Board meeting to update the group on the BTR. He has also asked Barbara Walters to attend that same meeting to discuss the status of the Parkview Hills history project.

## **Board Project List**

Willow Lake: Karl summarized the options currently being considered for clearing up Willow Lake -- aeration, raking, herbicides.

The Board **approved** \$15,000 for installation of a Clean-Flo inversion oxygenation system in Willow Lake. The system will include a cabinet with three compressors, positioned by the gazebo, twelve diffusers in the lake, and 3,100 feet of self sinking airline to connect the diffusers. With this approval, state permits have the highest priority. Scott has a March 14 meeting with John Tucci on the subjects of permits and electrical service. Additional budget will be added to the approved amount when the electrical specs and need for an extended warranty and/or water quality data are determined. The \$15,000 is intended to also cover costs of a DEQ permit for possible herbicide application as a backup.

Front Entrance: The EARC reviewed the plan and made several suggestions regarding plant selection and planting concerns. Scott will review these suggestions with the contractor, Dave DeVisser, along with Larry Harris. He will also remind Dave of our request for a proposal on the center island.

PHCA Rules: The rules were approved by the EARC and reviewed by attorney Kay Kossen. Suggestions were incorporated as appropriate; none of the suggestions changed the basic content. The bottom line is that issuance of these rules by the Board is entirely legal. The Board **approved** the most recent draft of the rules dated March 10. The next step will be a meeting of owners at 7:00 pm Tuesday, April 24, in the clubhouse, to receive comments. Announcement of the meeting will be in the April Warbler.

Signage: Karl suggested adding "Private Drive" on non-city street signs. Adding more "Not a Thru Street" signs should also be considered.

## **Board Appointment**

The Board met in closed session and returned to announce the appointment of Gary Niemeck to replace John Tobias on the Board. Gary will become Assistant Treasurer, Board liaison to the CRC, and continue as a member of the EARC. The Secretary will notify the other applicants.

The meeting was adjourned at 7:50 pm.

Next meeting April 10 at 8:00 am in the PVHM conference room.

Respectfully submitted, RAJameyson