

# PHCA Board Organizational Meeting

May 15, 2007

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

The meeting was called to order at 7:50 a.m.

Minutes of the April 10 meeting were approved via e-mail on April 13.

## **Officer Appointments**

No changes were made; i.e., President Carlson, Vice President Freed, Secretary Jameyson, Treasurer Horensky, Assistant Treasurer Niemeck. Karl will continue as liaison to the EARC and Gary will continue as liaison to the CRC. Bob will see that this information is in the June newsletter.

## **Financial -- George**

There was discussion on whether the Competitive Bids Policy should be changed to require multiple bids on projects expected to cost less than \$10,000. It was decided to leave the policy as it is and depend on Scott to continue bringing to the Board those smaller projects where getting multiple bids would be advisable.

Scott will see that a copy of the Maintenance Fee Payment Policy is included with monthly bills for overdue accounts.

## **Committees -- Karl, Gary**

Loren is sending letters to Jan Burke and Dick Donovan thanking them for their service with the EARC.

## **Board Project List**

Willow Lake John Tucci is checking for the exact whereabouts of our permit for the Clean-Flo system. Contingent upon receipt of the permit, the Board **approved** \$30,000 for the total Willow Lake project, including \$2,842 **approved** for IC Electric, \$19,079 previously approved for Clean-Flo, Larry Harris and permits, and the remainder for internal material, labor and overhead. Much of the internal expense will be going toward an extensive effort to "rake" the weeds with a cable and power boat. Bob was asked to contact Art Albin regarding a possible capital campaign.

Front Entrance Landscaping of the east and west sides are complete. The Board **approved** \$30,000 for the total front entrance project, including \$6,980 **approved** for the center island plan (with different colored flowering trees) as recommended by DeVisser Landscape Service, \$18,211 previously approved for the two sides, and the remainder for Larry Harris and internal labor and overhead. Exact timing for planting trees in the center island will be left to Dave DeVisser's judgment. Now that the west side is complete, Scott will request the \$665 committed by the Pines Association.

Bridges The Board **approved** \$19,000 for the repair of the Black Swan and Cherry Creek bridges. Multiple bids were not required because of the unique circumstances and complexities of the job. All of the work will be done by our Management Company.

Foliage Trim The Board **approved** \$2,753 for the extraordinary trimming and brush removal by the lake and bridges. This project is considered complete as future trimming will be done as part of normal ongoing grounds maintenance.

PHCA Rules Official and final Board **approval** of the PHCA Rules and Regulations was given following the April 24 community meeting. Copies of the definitive legal opinion from Alan Enderle regarding the Board's authority to establish and enforce rules were distributed. Bob will see that this information is in the June newsletter.

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

Quotes will be requested for resurfacing the upper tennis court and for seal coating and striping the clubhouse parking lot. J. Allen is to repair the asphalt depression in front of the clubhouse.

### **Two-Year Plan**

At our June 12 work-study meeting we will discuss what we would like to see done over the next two years. The CRC will be asked to consider the same issue at their July 12 meeting. EARC inputs will come by way of their update of the Nature Center report, due August 31. Bob will include an article in the July newsletter regarding this effort, asking residents for their inputs as well.

### **Meeting Calendar -- Bob**

No changes were recommended. Meetings in odd-numbered months will continue to be at 6:00 p.m. (annual meeting at 8:00 p.m.) in the clubhouse, and meetings in the even-numbered months will continue to be at 8:00 a.m. in the PVHM conference room.

The meeting was adjourned at 9:00 a.m.

Reminder: The next Board meeting is scheduled for Tuesday, June 12 at 8:00 a.m. in the PVHM conference room. The annual walkabout is to start at 9:00 a.m. Friday, May 18, at the front entrance. (Rain date May 25.)

Respectfully submitted, Bob Jameyson