

PHCA Board Work-Study Meeting

October 9, 2007

Present: Loren Carlson, Karl Freed, George Horensky, Bob Jameyson, Gary Niemeck, Scott Vandeboss (PVHM). Absent: none.

The meeting was called to order at 8:00 a.m. in the clubhouse.

Minutes of the September 11 and 17 meetings were approved by e-mail on September 19.

Budget Discussion

Several EARC and CRC members were in attendance for a joint discussion of the 2008 budget. Handouts provided some historical perspective on finances and a list of potential projects for next year. No additional projects were suggested at this time.

Treasurer's Report -- George

Ordinary income through eight months was \$8,350 ahead of budget. Our investments through Schwab were up 3.3%.

Environmental and Architectural Review Committee -- Karl

A dozen tree removal requests were reviewed at the September EARC meeting. Celeste Jones presented a plan and budget for the wildflower garden by the clubhouse. The necessary 2007 funds were **approved** and the 2008 request of \$1,314 will be considered during the budget process. Bob will be the recording secretary for the EARC.

Community Relations Committee -- Gary

At a special meeting on September 20, the CRC came to some conclusions on holiday lighting and trail sign replacements. The signs will request that the trails and the Hill 'n Brook Lake beach area be kept clear of debris. The committee will discuss a possible neighborhood watch program at their October 11 meeting.

Parkview Hills Management -- Scott

Numerous items were reported: The mulberry tree by the Black Swan bridge has been removed. The bench by the Cherry Creek bridge was rebuilt. The moisture problem in the clubhouse pneumatic system has been resolved. Draining of the outdoor pool begins today. The electrical setup at the entrance is to be evaluated. Tim Harper will be working on the "Slow -- Walkers" signs. Removal of the platform tennis court will begin with cold weather, recycling as possible. Plus there has been considerable preparation for the 2008 budget.

President's Report -- Loren

Larry Harris asked Loren to walk the Willow Lake shoreline with him, in preparation for the proposed beautification program.

Projects in Process -- Bob

Front Entrance DeVisser Landscape has completed replacement of dead or dying trees and shrubs. There could be additional later. The Board reconfirmed its desire for a sawtooth oak on the median.

Bridges Necessary repair work on the Cherry Creek bridge will begin soon.

Club decks This project will be postponed, to be included in an anticipated 2008 effort involving extensive refurbishing of the clubhouse exterior.

2008 Budget George will schedule a work session on the budget after nine months actual results are available.

Fund-raising A meeting with Art Albin has been arranged for 7:00 a.m. Tuesday, October 16, in Scott's office.

Resident Comments None.

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

The next regular meeting will be **November 13 at 6:00 p.m. in the clubhouse.**