

# PHCA Board Work-Study Meeting

April 8, 2008

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

The meeting was called to order at 8:05 a.m. in Scott's office.

Minutes of the March 11 meeting were approved by e-mail on March 13.

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

Operating income through February was \$14,550 ahead of budget, due to an increase in bond fund income and savings in building maintenance, utilities, landscaping and security expenses. George will discuss investment options with Schwab representatives and Art Albin before bringing his recommendation to the Board. He asked Gary to approve invoices related to work done for the Environmental and Architectural Review Committee.

## **Applications for Board Opening -- Gary**

One application has been received thus far, from former Board member Art Albin.

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

Tree plantings Locations for five new trees on Greenleaf Boulevard, including the Sawtooth Oak at the head of the median, have been spotted. Actual planting will take place next week.

Pool roof leakage Further investigation is underway but initially the causes are thought to be seepage along nails extending below the ceiling and difficulty in keeping humidity under control. Regarding humidity, the fans are going to have to be kept operating continuously.

Front entrance lighting and landscaping A recommendation regarding electrical service for lighting and outlets will be detailed further with Loren. Scott will then proceed with acquiring bids. Landscaping recommendations will be made following inputs from Dave DeVisser.

Annual meeting Ed Berry is set to review his financial audit of 2007 PHCA operations. Rob Charon of Unity Security and John Tucci of Lake Savers will be in attendance to say a few words and answer questions from the audience. Bob was asked to get any agenda revisions to Wendy.

## **Project List Updates -- Bob**

Willow Lake John Tucci has applied biodegradable black dye, in order to deny weeds and lily pads sunlight and thereby retard their growth. Bacteria and enzyme treatment will be reapplied as soon as the water temperature reaches 55 degrees, to kick-start muck/nutrient reduction. WMU has been contacted regarding some dead fish that have drifted downstream from Asylum Lake.

Signage "Walkers Ahead" signs have been installed at five blind spots on Greenleaf Circle and at one blind spot on Old Field Trail.

Lake shoreline Larry Harris has estimated that a design for the beautification of the Willow Lake shoreline could be ready by mid-May. The current plan is to clear out the brush and dead trees on the shoreline over five years, implement a program during 2008 whereby residents can make donations for new and colorful plantings in the cleared areas, and improve the pathway. Loren will make sure Larry is up-to-date on this overall plan.

Assessments Karl, Scott and Bob will meet with attorney Kay Kossen on April 30 for further discussion on partial lot assessments.

Speeding Rob Charon of Unity Security will contact Kalamazoo Public Safety to try and encourage additional random patrol stops. Gary will request use of one of the County's neon speed signs. A significant danger continues to be the speeding buses with their extended stopping distance.

PHCA Rules Association rules and regulations were reviewed and found to need no modifications at this time.

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

In his last informal meeting with the Board, Loren noted that one of the highlights over the past eight years has been the accomplishments during 2007. He will remain available for consultation and suggested that plans be updated for the front entrance, the lake shoreline and the open area vacated by removal of the platform tennis court. He also would like to see a feasibility study undertaken for the expansion of the clubhouse under the extended roof, to provide for additional social events such as dance bands. A small cake was enjoyed by all.

The meeting was adjourned at 9:30 a.m.

The annual meeting is scheduled for May 13 at 8:00 p.m. in the clubhouse.

Bob Jameyson, Board Secretary