

# PHCA Board Work-Study Meeting

August 19, 2008

Present: Art Albin, Karl Freed, George Horensky, Bob Jameyson, Gary Niemeck, Scott Vandeboss (PVHM). Guests: Carol Miller, Bill Oudsema, Kevin Davis, Lyn Baer (PVHM).

The meeting was called to order at 7:30 a.m. in the PVHM conference room.

Minutes of the July 8 meeting were approved by e-mail on July 10.

## **Treasurer's Report -- Art**

Operating net income through seven months was \$648 over budget. Art noted that our bond fund investments, though down in value recently, are of high quality and continue to generate interest income.

Rapid response was made to Altman Management's request for financial and contract bid information. Suggestions for improvements in our procedures were invited.

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

Country Villas tree removals Carol Miller and Bill Oudsema provided rationale leading to the removal of five dead trees without required EARC approval. A letter from Country Villas Association will be sent acknowledging the oversight with agreement to follow tree removal procedures in the future.

Dead trees in R-O-W The Board **approved** accepting the city's offer to remove four dead trees in the street right-of-way, once Gary obtains approval from the adjacent owners. The EARC has been informed.

Consumers Energy light poles Scott awaits response to his request for prompt replacement of the pole by Woodstone East. Other poles need work as well. Most likely we will be offered alternative designs, from which we will need to make a selection that will best fit Parkview Hills tradition, light efficiency, and the long term.

Letter to Ken Miller Art will discuss with Ken the letter sent by the EARC regarding past requests for tree removal.

Adopt-a-Trail program director An article will be in the September *Warbler* seeking an individual to head up a comprehensive trail management program. Organization would include finding volunteers to be responsible for maintaining an assigned section of the walking trail and its bordering area.

EARC organization Officer elections are scheduled for the August 27 EARC meeting. With Celeste Jones' resignation, Gary will place an ad in the September *Warbler*.

## **Community Relations Committee -- George, Bob**

Resident survey An insert will be included in the September *Warbler* to obtain resident input on both current and potential new community activities.

Doggy social hour A new activity whereby residents and their dogs would meet weekly to socialize and exchange canine experiences was **approved**.

Wi-Fi and keyless entry Lyn Baer presented the Wi-Fi story and \$500 was **approved** for a system to be installed in the clubhouse. Lyn also provided a heads-up on the keyless entry system which is fast approaching obsolescence. More research is necessary to detail the costs and benefits of various upgrade alternatives.

Pool signage Scott and Lyn will be reviewing all of the signs in the pool area. Roger Greeley asked that a more prominent "No Smoking" sign be considered for the outdoor pool.

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

The Board **approved** the low bid of \$14,700 from Gary Van Meter Builder, to rebuild the gable window wall on the west end of the indoor pool. Van Meter has a solid reputation. Scott will check references, insurance coverage and propose a 30-day contract with payment at completion. Two other bids were submitted.

### **Project Priorities**

The Board went through all of the Major Repair and Renovation projects in process and **approved** an estimated total of \$73,200 for 2008. This is approximately \$6,800 more than the budget for major projects so Scott will attempt to realize offsetting savings in operating expenses over the remaining five months of the year. The significant unanticipated repair of the indoor pool wall and increased investments in Cherry Creek and Willow Lake led to the \$6,800 variance.

George offered as follows: The Board on behalf of Parkview Hills residents extends a thank you to Gary and Karl for their work with the city which produced improved roads, speed signs and tree work.

Separately, Gary was congratulated for his third-place finish in the 25-yard freestyle event of the inaugural Parkview Hills swim meet.

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

A public Board meeting is scheduled for September 9 at 6:00 p.m. in the clubhouse.

Robert Jameyson, Board Secretary