

PHCA Board Work-Study Meeting

February 12, 2008

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

The meeting was called to order at 8:00 a.m. in the Parkview Hills Management conference room.

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

Willow Lake Discussion -- John Tucci

The 2007 water quality analysis by Wallace Fusilier will provide a good baseline for assessing the future impact of the Clean-Flo system. John is very confident that no chemical treatment will be needed in 2008. His recommendations for 2008 include continuing system maintenance, another water quality analysis, spring treatment with bacteria and enzymes, spring treatment with a black dye to deny lily pads sunlight, and a summer lily pad cutting program. A total of \$2,000 was **approved** for the maintenance, analysis, and spring treatments. The summer program estimated to cost \$5-7,000 will be addressed separately. Loren will circulate his discussion notes to Board members for their additions and subsequent distribution by the Secretary to those who receive these minutes.

Treasurer's Report -- George

Operating income for 2007 exceeded budget by \$23,205, primarily due to unbudgeted bond fund income and savings in clubhouse expenses. The bond funds returned 8.7% compared to 3.5% earned in 2006. Project expenditures totaled \$117,000 in 2007, which resulted in a reduction in reserves of \$15,500. The major project expenditures were for Willow Lake, the front entrance, the upper tennis court, and restoration of the bridge by the Black Swan. Regarding the 2007 audit, George will let the Board know if any meetings with Ed Berry will be necessary prior to the annual meeting.

Environmental and Architectural Review Committee -- Karl

A brief meeting was held on January 23 to review several architectural requests and to discuss some administrative matters.

Community Relations Committee

The Board **approved** eliminating the formal Ice Cream Social as such but incorporating its features into an annual National Night Out at the clubhouse and perhaps also into one or more of the anticipated quarterly clubhouse seminars to be conducted by Unity Security.

Parkview Hills Management -- Scott

Quotes totaling \$1,640 from DeVisser for an 8 foot Blue Spruce and three 2-2.5 inch caliper Fort McNair Horse Chestnuts were **approved**. These trees are to replace both the large spruce on the Boulevard median that blew down and the Mulberries removed in restoring the bridge by the Black Swan.

Scott distributed a report received today from Unity Security giving their recommendations on corrective actions for security concerns. Board members were asked to forward their comments to Scott.

Scott provided updates on the Project List. The kitchen renovation is complete except for installing a donated electric range to be repainted by maintenance.

The meeting was adjourned at 10:00 a.m.

The next meeting will be March 11 at 6:00 p.m. in the clubhouse.

Bob Jameyson, Board Secretary