

# PHCA Board Meeting

July 8, 2008

Present: Art Albin, George Horensky, Bob Jameyson, Scott Vandeboss (PVHM).

Absent: Karl Freed, Gary Niemeck.

The meeting was called to order at 6:00 p.m. in the clubhouse.

Minutes of the June 10 meeting were approved by e-mail on June 11.

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

Operating net income through six months was slightly over budget. Parkview Hills Management did a terrific job in getting the financial statements out in time for this early Board meeting.

A meeting was held with Ken Miller on July 7, to bring him up-to-date on Willow Lake. John Tucci reviewed the current status, plans for the rest of the summer, and expectations for the future. As of now the milfoil and algae are essentially gone, fish are thriving, the water is clear and, importantly, the average depth has increased approximately one foot. Much of the pond weed should die out soon and two more lily pad harvests are planned. John is optimistic that improvement will continue. His offer to review the lake situation with the Black Swan staff was readily accepted plus he will include Ken on future e-mails regarding the lake. The Board **approved** \$550 as half of the cost of removing the tree limbs hanging in the lake east of the Millennium building. Ken said they will handle the removal. He is looking forward to maintenance of good communications and a strong working relationship.

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

Platform tennis court Removal is complete, with the aluminum deck temporarily stored until potential uses are exhausted. The ground has been spread evenly in preparation for seeding.

Clubhouse deck The lower deck has been repaired, cleaned and stained. "Grizzly Grip" was applied to the steps leading to the pool, to improve traction.

Indoor pool Wood was sanded and coated with urethane for preservation. Three contractors are expected to review the west wall and detail how to correct the corrupted wood under the windows. The original contractor is no longer in business.

Cherry Creek bridge Repairs are complete. Rotted floor joists were replaced, piers at the shoreline have been reset, and the handrail was planed to minimize splinters. The top edges of the handrails were routed for better hand grip.

Short bridge by BB court Repairs have begun. An aluminum section from the platform tennis deck was used to replace the wooden structure. Some concrete patching still needs to be done.

Catch basins Basins near the Millennium building and by the BB court have been worked on. Filter fabric will be installed in the Millennium basin. Additional clearing of the basin and channel by the BB court remains to be done. Large stones will be placed

in the channel to slow the erosion. The Cherry Creek catch basin will be cleaned out by WLM.

Front entrance electrical service Awaiting an additional quote from Lamplighter Electric. The one quote already received totals \$24,700.

Electronic irrigation The Board **approved** a quote of \$1,550 from Sanderson & DeHaan to install six zone valves for boulevard irrigation and a controller to control the twelve zone valves surrounding the clubhouse. One other quote was received which totaled \$4,895.

Lake equipment A used pontoon boat for \$1,200 was located but there has been no discussion with the owner as yet. Such a boat would be used as a working barge to facilitate removal of branches hanging in Willow Lake but would also be used for installation and removal of the fountain and as an optional approach to weed cutting by John Tucci's crew. Storage would be concealed in a place back from the shore.

### **Project List (see attached)**

Signage Kal-Blue will be reformatting the eleven trail signs. A waterproof parchment should be available. The supports will be repaired as needed.

PVH Book The Board **approved** \$9,180 for design work by Lambrich Design. Dave Lambrich comes highly recommended by author Barb Walters and by the folks who have contracted book production for the Kalamazoo Gazette. Design work could begin as early as mid-July.

Resident survey The CRC will consider developing a form at their July 10 meeting. Other means of resident feedback should be considered such as greater use of e-mail and our web site and by building feedback into our several social events.

Adopt-a-Trail There is interest in developing an approach similar to the MDOT's Adopt-a-Highway program. Volunteers would be responsible for maintaining a specified section of the walking trail -- cleaning, trimming, removing invasive plants and vines, etc. The EARC may consider such a program.

### **Resident Comments**

Joan Dombrowski reminded of the August 6 National Night Out. This will be the third year and attendance is expected to continue growing. Tex of Unity Security and possibly a speaker on victim's rights will be present for Q&A. Ice cream will be served.

The meeting was adjourned at 7:20 p.m.

A work-study meeting is scheduled for August 19 at 7:30 a.m. in Scott's offices.

Robert Jameyson, Board Secretary  
7/08/08

## 2008 Projects

Project	Budget	Est.	Thru June	Current Status and Notes
Bridges	1,500	4,000	4,326	Repairing two trail bridges using aluminum from platform tennis court. Cherry Creek bridge repaired.
Clubhouse	12,500	10,500	4,275	Cleaning up south and rear sides and staining decks. To upgrade irrigation system. Kitchen complete.
Erosion control	5,000	5,000	0	To repair trail erosion.
Front entrance	16,360	8,000	3,500	Improving west side with cleanup, transplants, color. The city to clean up ROW. Sawtooth oak in.
Willow L Shoreline	5,000	5,000	1,753	Considering used pontoon boat for branch removal. Walking trail cleared and catch basins being cleaned.
Signage	9,500	7,500	2,290	Repair/painting of street signs continues. To replace trail signs. "Walkers Ahead" signs in.
Cherry Creek Willow Lake	0	17,675	0	New equipment installed along with dye/bacteria/enzyme treatments. Two of four lily pad harvests done.
PVH book	0	3,000	0	Next steps are editing, design, printing and binding. Goal is to have books in hand 12/1 or sooner.
PVH benefits ad	0	0	0	To get advice from realtors for potential brochure promoting Parkview Hills benefits.
Resident survey	0	0	0	CRC to recommend design. Warbler insert to get feedback on recreational/social/educational program.
Adopt-a-Trail	0	0	0	EARC to consider approach to common area maintenance. First step is finding volunteer chairperson.
Electrical upgrade	0	0	0	One quote in at \$24,700.
Platform tennis ct.	2,500	2,500	4,465	Removal complete. Salvage income for aluminum decking still to come.
Contingency	10,000	6,039	6,039	Clubhouse HVAC system repaired. West wall of indoor pool to be repaired.
Environmental	4,000	1,640	1,640	Blue spruce and three chestnut trees planted on the boulevard median.
<b>Totals</b>	<b>66,360</b>	<b>70,854</b>	<b>28,288</b>	