

PHCA Board Meeting

November 11, 2008

Present: Art Albins, Karl Freed, George Horensky, Bob Jameyson, Gary Niemeck, Lyn Baer (PVHM), Bob Jorth (Asylum Lake Council)

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

Minutes of the October 14 meeting were approved by e-mail on October 16.

Bob Jorth was welcomed as the Parkview Hills representative on the Asylum Lake Policy and Management Council, replacing Ann Paulson. Bob has also been active with the Stewards of Kleinstuck Preserve. These two associations should prove very helpful to our continuing efforts with Willow Lake and to the new Trail Management Committee. Each association has met many of the same challenges we are currently facing.

Treasurer's Report – Art

Ten Months Operations currently have us \$21,600 behind budget, due to taking on much more work than anticipated in landscaping and having to rebuild the indoor pool wall. The long-term reserve and gifts have contributed a total of \$21,400, leaving a net deficit of \$200. It is estimated that we will be in the black by year-end. Our bond fund investment has lost 2.8% in the current unfavorable financial environment, certainly not desirable but much less than the ~40% decline in the S&P 500.

2009 Budget The Board decided to table this item. Instead, a work session was set for 7:30 a.m. Friday, November 14, in Scott's office. Altman Management's letter as well as Gary's summary of bids received for grass mowing, snow plowing, clubhouse cleaning and pool maintenance require further discussion relative to the budget.

Environmental and Architectural Committee – Karl, Gary

The EARC acknowledged Board approval of (1) Jim Gunderson as a voting member, (2) meeting April through October with the Board handling requests in the interim, (3) rotation of the chair and secretarial positions, and (4) establishment of a Trail Management Committee.

Community Relations Committee – George

The CRC has reviewed the new activities suggested through the resident survey and will discuss which ones to pursue at their January 9 meeting.

Parkview Hills Management – Lyn (for Scott Vandeboss)

Most of the holiday lights are up. City leaf pickup is scheduled for November 14. Havel Brothers will be conducting a review to lay out possible clubhouse changes with associated energy savings. A solution is being sought whereby the indoor pool water temperature can satisfy both the arthritis water exercise group and lap swimmers.

Project List – Bob

Platform Tennis Court More information is needed regarding our saving all of the decking for trail bridges. Salvage value is down currently.

Front Entrance Gary feels that the entrance is in good shape with only cosmetic work needed in the near future. Long-term, however, the very expensive electrical rework looms.

Streetlight Repair The scheduled meeting with Consumers Energy at 8:00 a.m. on Wednesday, November 19 was confirmed, in the clubhouse library. The Board **approved** Consumers moving the box at the corner of Greenleaf Boulevard/Circle, for a total out-of-pocket cost of \$875.

Country Villas Thus far there has been no response to our e-mail and repeated phone calls. The Board voted to make sure we have done everything we were committed to do and then, if we have, to issue an “Intent to Assess Fine” notification.

Parkview Hills Book The books should arrive in two weeks. There have been 125 pre-orders so far.

Resident Comments

Bill Birch of Blackberry Lane had several observations. (1) There should be a way to take action regarding an abandoned house. (2) Perhaps the limitations on real estate signs should be reconsidered in today’s housing market. (3) Perhaps a committee could be established to study the possibility of expanding the clubhouse through a special assessment. Art reviewed for Bill our often difficult experience with past special assessment and fund-raising efforts.

There being no further resident comments, the meeting was adjourned at 7:10 p.m.

A work-study meeting is scheduled for December 16 at 7:30 a.m. in Scott’s offices.

Robert Jameyson, Board Secretary