

# PHCA Board Work-Study Meeting

October 14, 2008

Present: Art Albin, Karl Freed, George Horensky, Bob Jameyson, Gary Niemeck, Scott Vandeboss (PVHM)

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

Minutes of the September 9 meeting were approved via e-mail on September 11.

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

Nine months financial statements Net income after funding was approximately \$14,700 behind budget, primarily due to overages in landscaping and outdoor pool expenses and unanticipated costs for the Cherry Creek and indoor pool wall projects. Scott has directed that landscaping be scaled back and there should be minimal outdoor pool expense the remainder of 2008. The signage project will be carried over to 2009 after repair of two street signs that are currently in bad shape.

Investments review Our bond and money market funds totaled \$166,465 at the end of September, down 1.6% from the beginning of the year. All three bond funds are being managed relatively well in this volatile market.

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

Organizational matters The Board **approved** (1) Jim Gunderson becoming a voting member of the EARC, (2) the EARC to meet monthly April through October, with matters coming up November through March to be handled by the PHCA Board, (3) the Chair and Secretarial positions to be rotated each month, and (4) a Trail Management Subcommittee consisting of Jim Gunderson, Scot Stromsta, Roger Greeley, Lyn Baer and Scott. Responsibilities of this new committee are to include trail grooming, trail signage and eradication of invasive plants. Adopt-a-Trail segments will be assigned to volunteers.

Asylum Lake Council seat Bob and Gary will meet with Bob Jorth to assess his interest in the appointment.

Country Villas response Scott will call Bill Oudsema regarding our proposed revisions to the CV letter.

Consumers Energy re streetlights We are still waiting for Consumers to name a date for reconvening. Three more streetlights are out. A letter will go to Consumers regarding the box recently placed at the corner of Greenleaf Boulevard and Circle, without consulting us.

City re street signs The DPS is concerned that emergency vehicles may have difficulty reading signs, especially at night. Scott will experiment with reflective paint on a few signs and get a quote for possible inserts. We need to be cognizant of the required letter size.

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

PVH book The final art will be delivered to Paw Paw Press October 16. Bound books should be in hand by December 1. Barbara Walters will attend the December 11 "Holiday Happy Hour" for a book-signing.

Resident survey results 75 residents participated, providing many ideas for new activities. The CRC will discuss priorities and any necessary 2009 budget needs at their October 16 meeting. The residents also made numerous suggestions for improvements in such things as safety, signs, the clubhouse, etc. It was agreed that Scott will follow up on these suggestions as time permits. He will review the possibility of "no parking" on Greenleaf Boulevard where the vision of drivers coming out of Pine Bluff Lane is obstructed.

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

Indoor pool wall repair VanMeter has completed the \$14,700 job in good order.

Trees planted With significant help from Gary, four new trees were planted, one at the eastside Parkview entrance, one on the boulevard median, and two at the clubhouse entrance. The Board **approved** \$1,000 for Arbor Care applying feed and protection to PHCA trees. The charge is reasonable because they will be treating trees in condo etc. locations as well.

Herbicide permit The Board **approved** \$400 to acquire a 2009 permit from the DEQ, as backup in case John Tucci feels his procedures for eliminating algae and weeds need to be supplemented. Application should be made in January.

Clubhouse event signs The CRC will be asked to review policies related to signs for clubhouse events and make recommendation to the Board. Consideration should be given to discontinuing non-resident events.

### **Project List**

Platform tennis court Aluminum decking not needed for trail bridges will be taken to salvage.

Christmas lights Gary and Jason will provide an estimate of the cost for the recommended approach.

### **2009 Budget**

Due to time constraints, it was decided to meet on the 2009 budget from 7:30-9 a.m. on Friday, October 24, in the PVHM conference room. A representative of Altman Management will be invited to a subsequent budget meeting.

The meeting was adjourned at 9:50 a.m.

A public Board meeting is scheduled for November 11 at 6:00 p.m. in the clubhouse.

Robert Jameyson, Board Secretary