

PHCA Board Meeting

September 9, 2008

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

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

Minutes of the August 19 meeting were approved via e-mail on August 19.

Treasurer's Report -- Art

Operating net income through eight months was \$6,700 below budget. Income was up \$5,189 due to increased resale buy-in fees while expenses were over budget by \$11,889, primarily due to unfavorable variances in landscaping and outdoor pool expenses. We should evaluate all expenses at our October meeting.

Environmental and Architectural Review Committee -- Karl, Gary

Celeste Jones' resignation is effective with the September EARC meeting. The EARC will consider applications received and make recommendation to the Board for her replacement.

Scott will draft a response to the latest letter/release proposal from Country Villas. In the letter, mention should be made that there were five trees removed and replacement is required. In the release, we do not want to forgo the possibility of there being fines for the current tree removals if there are future unauthorized removals.

Community Relations Committee -- George

Joan Dombrowski reported that the National Night Out was well attended. Next year this event will most likely be held in September. Joan reminded that Resident Appreciation week is September 17-25. This year coffee and donuts will be served from the boulevard median.

Bob commented on the preliminary results from the resident survey. There have been 53 responses so far, with many good ideas for additional community activities. A summary will be presented at the October 9 CRC meeting, at which time members will decide what to recommend to the Board for 2009 implementation.

Parkview Hills Management -- Scott

A meeting on streetlight repair was held with Consumers Energy people on August 27. Streetlight replacement can be done by Consumers with (1) their standard poles and fixtures, design to be selected by us, or possibly (2) with poles and fixtures constructed/repaired by us. Another meeting with Consumers will be held very soon.

Van Meter should begin work on the indoor pool wall this week. The indoor pool will need to be closed during construction.

Considering our expense situation, Scott has directed that landscaping be scaled back somewhat and limited to the basics.

Scott will call into the city regarding potholes, see about having things cleaned up around the tree at the west end of the outdoor pool, and check with the DEQ regarding stocking fish in Willow Lake as part of the public water way.

Project List

Erosion/sediment All three catch basins around Willow Lake have been cleared. This project is considered complete for 2008.

Clubhouse The kitchen and irrigation upgrades and the painting are done. Project considered complete for 2008.

Bridges The trail bridge by the basketball court still needs to be finished.

Front entrance Although there may be some late charges, work is considered done for 2008.

Signage Work on street and trail signs will continue until the \$5,000 limit is reached.

Platform tennis court Some of the aluminum decking will be saved for trail bridges and the rest sold for salvage.

Willow Lake shoreline Considered done for 2008. Branch removal will be held over until January-February, when the ice is solid.

Willow Lake An additional \$960 for harvesting of weeds was **approved** on August 20. The lake looks good. Work is done for 2008.

PVH book Dave Lambrix tells us the design work is well underway, with delivery to the printer scheduled for October 13. A contribution intended to allow us to break even on the production costs was received from the Masons. Bob will send them a thank-you note extending our deep appreciation. Book pre-orders will be initiated with an announcement in the November *Warbler*. Initial review of the "finished" book will be done in a group setting to include Board members, Bill Lee and perhaps others.

Adopt-a-Trail So far there has been no response to our ad for a program director. It was noted that any necessary expertise is readily available and has been offered through the Kleinstuck Preserve organization.

PVH benefits ad This effort is on hold for 2009 budgeting.

Resident Comments

Residents made their comments and asked questions as the meeting proceeded.

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

A work-study meeting is scheduled for October 14 at 7:30 a.m. in Scott's offices. Evaluation of 2008 expenses and the 2009 budget will be on the agenda.

Robert Jameyson, Board Secretary