

# PHCA Board Work-Study Meeting

December 8, 2009

Present: George Horensky, Bob Jameyson, Adam Ross, Alan Sylvester, Scott Vandeboss (PVHM), Larry Harris (EARC Consultant), Karl Freed (CLC), Gary Niemeck (CLC). Absent: Art Albin.

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

Minutes of the November 10 meeting were approved by e-mail on November 12.

## **Tree Removal Requests**

The Clubhouse Landscape Committee (CLC) has requested the removal of four Norway Spruce as a part of the Phase 1 enhancements planned for the front of the clubhouse. Gregg's Tree Service would remove the trees early next spring at no cost to PHCA. Hacienda Landscaping has offered to plant replacements, also at no cost. Temporarily functioning as the Environmental and Architectural Review Committee, the Board **approved** the removal request and thanked Gary Niemeck and the CLC for their efforts toward revitalizing the clubhouse frontage. Larry Harris will attend the next CLC meeting to review recommended tree replacements and the overall clubhouse landscape plans.

A request for removal of four trees was received from Maged Hamed at 3721 Blackberry Lane. The Board **approved** removal of the two trees compromising the deck and the screened-in porch. The other two trees in the back yard are sound and should remain, with recommended trimming of the large branch of the 27" Wild Cherry hanging over the roof and the bottom four limbs of the 25" Red Oak.

A request was received from Lynn Schram, President of The Meadows Association. A large Wild Cherry tree in Circle 3 near the Country Villas property line is failing, having been hit by lightning in the past. The Board **approved** removal of the tree. No replacement is necessary.

## **Sign Request**

A request was made by Gary Niemeck and Bob for four banners to help promote the 40<sup>th</sup> anniversary celebration; two small banners on the front entrance signs, one large banner on the boulevard median and one large banner above the clubhouse entrance. The charge by Kalamazoo Banner Works would be \$432 after a 40% discount. The board **approved**.

## **November Statements and 2010 Budget**

Operating earnings through November were \$53,300 ahead of budget, primarily due to an increase of \$23,700 in bond fund values and a 7% decrease in operating expenses. Expense savings were realized across the board thanks to Scott and his staff. Costs of major capital and repair projects are currently \$8,900 over budget due to necessary work on the indoor pool.

The 2010 budget with the annual assessment reduced from an average of \$633 to \$607 per unit was **approved**. Details will be provided on the clubhouse bulletin board and on the Parkview Hills internet site at parkviewhills.net.

## **Project List**

By e-mail on November 17 the Board **accepted** Edge Innovations as the contractor for the restoration of the indoor pool, the total cost to be within the \$16,600 previously approved. The project is still on schedule for completion by December 21.

The Board **approved** the \$6,000 low bid from Lamplighter to remove the existing fixtures in the indoor pool building and replace them with eight new fluorescent fixtures. There will be roughly 25% more foot candle of light at half the current operating cost. Time or motion controls will be considered for installation after the fixtures are in place.

### **PVH Signage Plans**

Discussion was limited to general objectives for Parkview Hills signage. There was agreement on several principles such as the need to clear obstructive brush, remove unnecessary signs, improve visibility and clarity of print, and provide for changeable lettering on event signs. We ran out of time and scheduled a special session for 7:30 a.m. Thursday, January 7 in the PVHM conference room. In the meantime, Alan will contact some landscape architects for conceptual ideas and for possible consulting.

### **President's Report**

George suggested and the Board concurred that greenery and red bows be added to the front entrance signs.

The meeting was adjourned at 9:15 a.m. Later that morning, the Board **approved** by e-mail \$487 for tile to be applied to the hot tub.

A regular Board meeting is scheduled for 6:00 p.m. Tuesday, January 12 in the clubhouse.

Bob Jameyson, Board Secretary