

PHCA Board Meeting

July 14, 2009

Present: Art Albin, George Horensky, Bob Jameyson, Adam Ross, Alan Sylvester, Scott Vandeboss (PVHM), Lyn Baer (PVHM), Dusty Rop (PVHM), Joan Dombrowski (CRC Chair), Bill Birch (EARC Vice Chair), John Tucci (Lake Savers), and five residents.

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

Minutes of the June 9 meeting were approved by e-mail on June 11.

Willow Lake Update

John Tucci reviewed results to date, the current situation and the long-term outlook. He felt that some harvesting would continue to be necessary as new pond weed species replace those that are eliminated. John has some ideas for reducing unfavorable elements flowing in from Cherry Creek and the Asylum Lakes.

Treasurer's Report – Art

Operating earnings through June were \$12,200 ahead of budget, largely due to bond fund income. Steps are in place to offset the current \$3,200 budget overage in operating expense.

During a special session on June 30, the Board **approved** sources for a \$10,000 reduction in the July-December expense budget. Adjustments will be made to several clubhouse and pool accounts, reflecting a lowering of labor rates and closing the clubhouse at 6:00 p.m. Friday through Sunday. Keyless entry will continue daily from 5:00 a.m. to 11:00 p.m.

Environmental and Architectural Review Committee – Alan

The EARC is experiencing difficulty maintaining a quorum for its monthly meetings. The Board will join the committee at their regular July 22 meeting to have an open discussion of membership and responsibility.

Community Relations Committee – Adam

The Board **approved** (3 to 2) Adam and Alan's preference that leasing offices in the clubhouse remain as currently situated.

CRC Chair Joan Dombrowski mentioned that this year's Community Night Out will be August 4 from 6-8:00 p.m. in the clubhouse. Lyn Baer reminded residents that the Prairie Garden's second year anniversary celebration is July 16 from 7-8:00 p.m. All were encouraged to attend both events if possible.

Parkview Hills Management – Scott

The Board confirmed retaining the current pool rule stating, "Swim diapers are required for all infants and toddlers who wear diapers." Scott is expecting Health Department confirmation regarding previously provided information concerning problems with installing a separate wading pool.

The list of items from the Board and PVHM walk-through on June 22 were reviewed, with cost estimates provided. The Board went through the list and gave **approval** to proceed on 14 of the 17 items not already completed. The city will be requested to remove the dead tree in the ROW by the upper Pines entry. The bush obstructing view at the crossover coming out of the Black Swan will be removed. Y.O.U. will be asked, among other things, to remove brush from a portion

of the Cherry Creek bank. Scott's staff will remove the Willow Lake fountain to determine the extent of repair needed. The floor tile on the bottom of the indoor pool will be replaced when the pool is closed for maintenance. Chipping of the brush pile on the east side of Willow Lake will go forward, with the Trail Committee engaged to help with spreading the chips on the trails.

Scott will have signs placed at Willow Lake indicating there is no fishing unless a resident. He will also provide a cost estimate for improving the appearance of the sidewalk and sundial enclosure leading to the clubhouse.

President's Report – George

Jim Escamilla's report on the Havel HVAC energy savings quote was received and will be discussed at the August 11 Board meeting.

Project List – Bob

Jim Gunderson submitted a report on the Trail Committee's plans for 2009. Assuming significant volunteer effort, it is estimated that \$2,000 will be needed for various signs and \$1,000 for brush-clearing equipment and chipper rentals. Scott previously estimated another \$2,000 may be needed for bridge replacement. The Board **approved** a total of \$5,000 for funding the Trail Committee project. The Committee considers the Lake Hill-n-Brook beach and the Recycling Center as two areas closely allied with the trails. Scott has contacted Republic Waste and the city to see about a third paper/cardboard dumpster and more prominent container signage for the Recycling Center. The next Trail Committee meeting is July 23, at 10:00 a.m. in the clubhouse.

WMU is expecting to begin work this fall on a Parkview Avenue entrance to the Asylum Lake Preserve. Members of the Asylum Lake Council are trying to advance the city project designed to provide a pedestrian connector from Greenleaf Boulevard to the new Preserve entrance. We will e-mail the proper person at city hall and add our strong support for the connector project.

Gary Niemeck volunteered to assemble an ad hoc committee to develop a landscape plan for the clubhouse. He and several others from the Board and audience expressed a desire to be on a 40th anniversary planning committee.

Resident Comments

Comments were brought into the discussions as the meeting proceeded.

The meeting was adjourned at 8:00 p.m.

The Board will meet with the EARC at 3:00 p.m. on Wednesday, July 22 in the clubhouse library. A work-study meeting is scheduled for 7:30 a.m. Tuesday, August 11 in the PVHM conference room.

Bob Jameyson, Board Secretary