

# PHCA Board Organizational Meeting

May 19, 2009

Present: Art Albin, George Horensky, Bob Jameyson, Adam Ross, Alan Sylvester.

The meeting was called to order at 8:00 a.m. in the clubhouse library.

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

## Officer Appointments

Adam Ross and Alan Sylvester were welcomed to the PHCA Board.

The Board **approved** officer appointments as follows: George Horensky – President, Alan Sylvester – Vice President and EARC Liaison, Bob Jameyson – Secretary, Art Albin – Treasurer, Adam Ross - Director and CRC Liaison. George asked that Adam and Alan submit a brief paragraph to him regarding their backgrounds, for inclusion in the July *Warbler*.

## Meeting Schedule

The Board **approved** continuing to have public meetings in the clubhouse at 6:00 p.m. on the second Tuesday of odd-numbered months and work-study meetings in the management conference room at 7:30 a.m. on the second Tuesday of even-numbered months. A schedule was distributed.

## Other Business

2009 Budget Revision The Board **approved** reducing Operating Expenses by \$10,000 and Major Repair and Replacement Funding by \$12,100. These reductions were necessary to accommodate the approved decrease in the 2009 assessment rate from \$659 to \$607 per unit. Scott will be asked to recommend the specifics of operating expense savings, for review and approval on June 9. Scott will also be asked to see that the \$26 per unit refunds are sent to the Oaks owners.

Project List The entire list was reviewed in detail. The Board **approved** (Art abstained) taking the \$12,100 reduction in Major Repair and Replacement from the Energy Efficiency project. Study will continue on the overall project and perhaps lower cost sub-projects with favorable payback could still be implemented this year. Project priorities and costs will undoubtedly change as the year progresses.

Services Contracts It was acknowledged that priority right now must be given to proceeding on maintenance contracts. Adam will see that the Board receives suggested formats, specifications and vendors from Altman Management. A special meeting will likely be called to develop the details of the necessary *requests for proposal*.

Karl Freed and Gary Niemeck were thanked for their outstanding service to Parkview Hills while on the Board. Karl's landscaping and engineering expertise plus leadership skills allowed him to make numerous valuable contributions, while Gary's city contacts, hard work, and devotion to the community led to many important accomplishments. They will truly be missed.

The meeting was adjourned at 9:30 a.m.

A work-study meeting is scheduled for 7:30 a.m. on June 9 in the management conference room.

Robert Jameyson