

# PHCA Board Meeting

November 10, 2009

Present: Art Albin, George Horensky, Bob Jameyson, Adam Ross, Alan Sylvester, Scott Vandeboss (PVHM), Lyn Baer (PVHM) and three residents.

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

Minutes of the October 13 meeting were approved by e-mail on October 15.

## **Treasurer's Report – Art**

Operating earnings through ten months were \$42,962 ahead of budget, primarily due to bond fund appreciation and savings in building maintenance and landscaping expenses.

The Board met on October 27 and again prior to this meeting for further budget deliberations. A few operating income and expense items in the second draft were adjusted and several Major Repair and Replacement projects were agreed upon. Scott will put together a final and complete draft for approval by the Board.

Three bids were received for 2009-10 snow removal. The Board **approved** the overall low bid from PVHM.

Three bids for 2010 security service were received. Unity Security, the current firm that has done an excellent job for Parkview Hills during 2008-9, submitted an acceptable low bid for continuing 70-hour per week coverage and was **approved** by the Board as our provider.

## **Environmental and Architectural Review Committee – Alan**

The Board **appointed** Mickey Cook, Karl Freed and Gary Niemeck as the three voting members of the restructured EARC, effective January 1, 2010. The Board also **approved** draft EARC procedures and designated the Clubhouse Landscape Committee as a subcommittee of the EARC. Our sincere thanks go to the retiring EARC members – Nancy Anderson, Bill Birch, Monica Evans, Jim Gunderson and Jack Harmens. The hope was expressed that they would apply their considerable talents and experience to other Parkview Hills projects.

## **Community Relations Committee – Adam**

General objectives for Parkview Hills signage have been agreed upon. Specific plans and costs to achieve the objectives will be addressed at the December 8 work-study meeting. Adam has received some recommendations from Fast Signs, to be e-mailed to the other board members.

Joan Dombrowski reminded of the clubhouse decorating get-together at 9 a.m., November 18 and the Holiday Happy Hour from 6-8 p.m., December 10. Both Oktoberfest, attended by about 200 residents, and the Halloween party, attended by 28 children, were very successful.

## **Parkview Hills Management – Scott**

New tile flooring is being installed in the locker rooms. Quotes have been received for similar new flooring in the pool entry area and on the indoor pool deck. The Board **approved** \$17,363 for Edge Innovations and Columbo's Floors to complete the installation. The Board believes the continuity of tile will create a beautiful and significant improvement plus save considerable cleaning costs. The tile work will be done in conjunction with resurfacing of the indoor pool.

The Board discussed the delaminating of the fiberglass surface of the indoor pool. Careful examination and preparation of the surface could be done by PVHM and take up to five days at a cost of \$2,400. If the problem is found to be extensive, Doyle Pools will recoat the entire pool from scratch for a cost of \$14,200, which reflects a discount of 30% for it being a less busy time of the year. If the problem is more limited, Doyle

Pools' charge will be much less, based on time and material. This range of outcomes and not-to-exceed costs was **approved** by the Board. Draining of the indoor pool will begin tomorrow, with the complete project expected to take five or six weeks.

The Board also **approved** for 2009 (a) \$1,000 for mirror replacement and stainless steel placements for locker room partitions and shower sills, (b) \$200 to replace the clubhouse handicap parking signs, and (c) \$3,000 for the development of a database management system and keyless entry upgrade.

The board **approved** a new annual fee of \$10 for each keyless entry fob, effective January 1, 2010. These devices allow residents access to the clubhouse before and after normal hours. The fee is necessary to recover the cost of the computer system, fobs, database development and maintenance. The database and computer system will help us track the frequency and nature of clubhouse use. All visitors for other than public events will be entered during normal hours and after-hour use will be tracked and estimated using the key fob scan data.

### **President's Report – George**

George expressed how truly impressed he is with the interaction between the Unity Security officers and Kalamazoo Public Safety. This is undoubtedly one of the reasons Parkview Hills is currently ranked by KPS as the safest neighborhood in the city of Kalamazoo.

The meeting was adjourned at 7:00 p.m.

A work-study meeting is scheduled for 7:30 a.m. Tuesday, December 8 in the PVHM conference room.

Bob Jameyson, Board Secretary