

PHCA Board Work-Study Meeting

October 13, 2009

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

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

Minutes of the September 8 meeting were approved by e-mail on September 10.

Treasurer's Report – Art

Operating earnings through nine months were \$33,500 ahead of budget, primarily due to bond fund appreciation and savings in building maintenance and landscaping expenses.

A 2010 preliminary budget was reviewed in broad terms, starting with agreement that the annual assessment will be \$607 per unit, as committed. This compares to an average rate of \$633 for 2009. Total operating expenses are budgeted to be down 3% from the 2009 budget, with reductions in both clubhouse and landscaping expenses. More detailed review was given to possible additional revenue enhancements, expense savings and projects. Bids will be pursued for snow removal, security, housekeeping and lawn care, with the Board carefully reviewing all recommended specifications, bidders and bids. A second meeting on the budget was scheduled for 5:00 p.m. Tuesday, October 27, in the PVHM conference room.

Environmental and Architectural Review Committee – Alan

The final EARC meeting for 2009 will be held October 28, with the Board assuming the committee's responsibilities for the remainder of the year. The restructured EARC with three voting members will convene in January.

Community Relations Committee – Adam

Adam will e-mail his recommendation on Parkview Hills sign policy to Board members, for review and feedback prior to the next meeting.

Parkview Hills Management – Scott

On September 28 the Board **approved** the low bid of \$3,905 from Columbo's Floors to install new flooring in the ladies and men's locker rooms.

Lyn will move forward in seeking a system of scannable cards for clubhouse entry and resident information. This should be an improvement from the current key fob system and sign-in approach.

Funding needs to be provided for a significant effort in readying the clubhouse for the 40th anniversary celebration and marketing efforts.

Project List – Bob

350 copies of the Parkview Hills book have been sold and 200 remain. The Board **approved** lowering the price from \$30 to \$25, effective November 1 and through the Holiday season. An article will be placed in the November Warbler and the seven outlets will be contacted.

President's Report – George

George will be the Board Liaison to the 40th Anniversary Committee.

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

A budget session is scheduled for 5:00 p.m. Tuesday, October 27 in the PVHM conference room.

A special meeting on security is scheduled for 7:00 p.m. Thursday, November 5 in the clubhouse.

A regular board meeting is scheduled for 6:00 p.m. Tuesday, November 10 in the clubhouse.

Bob Jameyson, Board Secretary