

PHCA Board Work-Study Meeting

April 13, 2010

Present: Art Albin, George Horensky, Bob Jameyson, Alan Sylvester, Noah Cook (PVHM), Scotty Vandeboss (PVHM), Frank Szopo (City), Larry Harris. Board member absent: Adam Ross.

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

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

Parkview Avenue Sidewalk

Frank Szopo, Kalamazoo City Engineer, presented a review of the sidewalk to be constructed along Parkview Avenue from Greenleaf Boulevard to the Asylum Lake entrance. Construction will take place this summer, with a temporary detour for westbound Parkview traffic. Once completed, this will be a wonderful new amenity for our residents.

Treasurer's Report -- Art

Operating income through March was \$10,661 ahead of budget due primarily to increased bond fund values, job fees and savings in grounds maintenance and snow removal expense.

Art reviewed our investment strategy. He will meet with Scott and Wendy to discuss estimated cash flow and formulate any recommendations for adjustments to our various funds. Art noted that our bond fund values are likely to be adversely affected this year if interest rates increase as some predict.

There was minimal difference between the two leading bids for lawn service. Approval of one or the other will be by e-mail once Art has had confirmation in writing that our calculations of total annual costs were correct.

Environmental and Architectural Review Committee – Alan

The EARC will consider applicants for the committee opening at their April 28 meeting and forward their recommendation to the Board. One application has been received thus far.

Regarding the clubhouse landscaping project, members of the EARC met on March 18 and concluded concentration at this point should be on enhancements to the front of the clubhouse for the 40th anniversary event. Except for planting of a red oak to be dedicated, the enhancements will be recognized as temporary in nature. The EARC will continue coordination of a long-term landscape plan and proceed in a logical unhurried fashion, well aware of budget limitations.

Community Relations Committee

Karl Freed has suggested the possibility of setting up a program with Goodwill Industries whereby they would periodically drive through the community and make prearranged stops to pick up donations. The CRC will be asked to consider such a program.

Parkview Hills Management – Noah, Scotty

The Board **approved** \$1,880 for work by Management staff to install 4x8 sheets of FRP bisque panel and remove and replace the drop ceiling in the men's and women's pool restroom showers. Scotty will obtain necessary additional costs from Dan Wood to repair the faucets, to be reviewed and approved by the Board via e-mail.

Noah reported that the community garden on Old Field Trail should be ready by about May 20. Grass plants were purchased to be placed along the rear of The Pines garages facing Greenleaf Boulevard and flowers have been ordered for planting along the Boulevard and in front of the clubhouse.

Project List – Bob

Parkview Hills sign policy will be discussed in depth at the June 8 Board work-study meeting.

Preparations continue on schedule for the 40th anniversary celebration on June 5. Invitations will go out April 15 and banners will be up by April 30.

Noah will check with Robin regarding progress in activating the entry data management system and the availability of Wi-Fi connection in the clubhouse.

It has been estimated that \$2,500 would be necessary for restoration of the outstanding color nature photograph collection of Dr. H. Lewis Batts, Jr. This would be for disassembling and assembling 36 framed photos, cleaning, new UV glass, possible frame repair, a DVD, framing of one new image and storage boxes. Alan will discuss the project with Bill Lee and through him with the Batts family.

The gazebo shingles have been replaced by Tichenor, Inc. Dr. Batts would approve.

Information packets for the May 11 annual meeting will be mailed to all owners April 20. Art, George, Scott and Wendy have reviewed the 2009 accounting statements with Ed Berry. The Board **approved** the supplemental document supporting our long-term goal for reserves. The Board **approved** placing incumbent George Horensky and Joan Dombrowski as nominees on the ballot. We will need a replacement for Joan as a vote teller.

The meeting was adjourned at 8:55 a.m.

The 2010 annual meeting is scheduled for 8:00 p.m. Tuesday, May 11 in the clubhouse. An organizational meeting is scheduled for 7:30 a.m. Tuesday, May 18 in the PVHM conference room.