

PHCA Regular Board Meeting

January 12, 2010

Present: Art Albin, George Horensky, Bob Jameyson, Adam Ross, Alan Sylvester, Scott Vandeboss (PVHM), Lyn Baer (PVHM), Joan Dombrowski (CRC), Gary Niemeck (EARC), Cal Mastin (Cedaridge President).

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

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

Treasurer's Report – Art

Financial results for 2009 will be available later this week. Board members can send any comments or questions to Art. As reported last month, operating earnings through November were \$53,300 ahead of budget, primarily due to increased bond fund income and tight control of clubhouse and landscaping expenses by Parkview Hills Management.

Environmental and Architectural Review Committee – Alan

On December 31 the Board **approved** by e-mail a request from James and Tonia Kalleward for replacement of siding at 4215 Old Field Trail. A cut sheet of the new siding will be provided to the EARC, to confirm quality and for the committee's records.

The first monthly meeting of the restructured EARC is scheduled for January 27 at 3:00 p.m. in the clubhouse library. Organizational matters will be addressed. The Clubhouse Landscape Committee's efforts are to come under the auspices of the EARC.

Community Relations Committee – Adam

The first 2010 quarterly meeting of the CRC is scheduled for January 21 at 8:30 a.m. in the clubhouse library. Events planned for 2010 will be discussed. Adam noted the beautiful work done with holiday decorations in the clubhouse.

Parkview Hills Management – Scott

The indoor pool has been resurfaced and new tile has been laid in the locker rooms and on the pool entry area and pool deck. A few loose ends remain to be completed but this should not interfere with the pool being open for swimming by Thursday. Many thanks go to Lyn, Scott and staff for shepherding this very complex project through to (almost) completion.

Fluorescent light fixtures for the indoor pool are in transit from California, to be installed by Lamplighter Electrical. Also, database management and keyless entry equipment has all been ordered and should be installed next week.

New handicap parking signs were installed in the clubhouse lot. The old signs still need to be pulled.

Due to budget limitations, the city will not be able to repave the lanes off Old Field Trail this year. The job will be resubmitted for completion in 2011. The "pothole police" will be called per standard procedure and attention will be given to necessary repair of incoming Greenleaf Boulevard near the entrance.

President's Report – George

The 40th Anniversary Committee met on January 6. Events leading up to the June 5 catered picnic were delineated further and recent steps regarding promotion, food and entertainment were reported.

George gave Bob, who will not be seeking reelection, some well appreciated positive feedback on his contributions.

The Board met on January 7 concerning a plan for Parkview Hills signage. Adam had Matt Trottier of Fast Signs attend the meeting to present some Photoshop renderings of potential Shoppes, entrance and directional signs. Alan commented on signage plans developed for other communities such as ours and will follow up further. Scott and Bob will recommend unnecessary signs for removal and will also see about adding realtor display panels to the frame by the clubhouse entry.

Three overriding signage goals were expressed by Art and **approved** by the Board. They were: (1) enhance the value of Parkview Hills, (2) communicate with residents and visitors, and (3) enhance navigation. Art suggested we next move on to policy with specifics and put a resulting detailed document out for public comment. Gary Niemeck urged that we remember the original idea of Parkview Hills and be certain to include environmental sensitivity with any sign decision.

In support of the real estate market, the Board **approved** allowing Sunday Open House signs on private property for the duration of the open house, subject to Condominium Association bylaws and regulations. This approval will be probationary through Labor Day 2010 and may also be subject to amendment as specific policies are developed.

Project List – All

Lyn Baer estimated that, so far, approximately 125 residents have paid the new \$10 annual fee to activate keyless entry fobs. The fee is necessary to recover the cost of the computer system, the fobs, database development and maintenance.

After beginning with 550 Parkview Hills books, 180 remain to be sold at \$25 each. Some realtors are providing a copy to new home buyers and the Willow Creek and Woodstone leasing offices are considering offering the book as a possible gift for new or renewing lessees. One final book-signing with author Barbara Walters will be held during the June 5th 40th anniversary picnic.

Resident Comments

Joan Dombrowski noted she will be meeting with the City Commission on February 16, to report to them Parkview Hills news and concerns. She would appreciate any ideas for discussion with the Commission. George and Gary will attend with Joan.

The meeting was adjourned at 7:25 p.m.

A Board work-study meeting is scheduled for 7:30 a.m. Tuesday, February 9 in the PVHM conference room.

Bob Jameyson, Board Secretary