

PHCA Board Work-Study Meeting

June 8, 2010

Present: Art Albin, Joan Dombrowski, George Horensky, Adam Ross, Alan Sylvester, Scott Vandeboss (PVHM), Jim Gunderson (Trails Committee)

Guests: Zolton Cohen and Mark Shipley

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

Minutes of the May 18 meeting were approved.

Trails Committee

Trail Information Signs: Jim Gunderson, assisted by Zolton Cohen and Mark Shipley, presented a sample of a proposal trail information sign. This would be constructed of a durable material known as High Compression Laminate. They answered a number of questions regarding the design, construction and mounting system that would be used. A donor has agreed to underwrite the cost of this project. Jim will follow-up on a final recommendation as to the number of signs to be installed but beyond this there were no additional questions. The Board thanked Jim for the good progress in developing this proposal and approved proceeding with this installation.

Jim also discussed his recommendation that Parkview Hills Community Association purchase a wood chipper for trail maintenance for an estimated cost of \$4,500.00. A donor has pledged \$2,500.00 of this, leaving \$2,000.00 to be raised. He wondered if the Woodstone and Willow Creek Apartment properties might contribute to such a purchase, or the Community Association, or individual owners within the Community. There was discussion as to who would own the machinery in light of the fact that PVCA does not own or maintain any tools or equipment. Jim offered to do some additional research and make further recommendations to the Board regarding such a proposed purchase.

Treasurer's Report

The May 31, 2010 financial report was distributed and reviewed. Income was over budget expectations to date primarily due higher sales/ party receipts and increase buy-in fees where units were sold. The only significant operating expense variance was clubhouse costs for repairs and improvements to bathrooms and shower areas.

George Horensky presented two proposals from local banks for the checking, money market and reserve accounts. He recommended these accounts be transferred from PNC to Fifth Third Bank. The factors considered are bank fees, rates offered and convenience of the branch locations. There would be an electronic vote on this following some additional follow-up on the two banks' rates and terms for this account.

Note: In a subsequent electronic vote, the Board approved transferring these accounts from PNC to Fifth Third Bank.

Community Relations Committee Report

Joan Dombrowski reviewed highlights of the 40th Anniversary celebration during the previous week. With minor exceptions, the overall event was a success in meeting attendance and other program goals.

Environmental and Architectural Review Committee

Adam Ross presented the minutes of the EARC meeting held on May 26, 2010 summarizing several tree removal requests that had been considered. The Request for Proposals for a landscape plan for the clubhouse has been sent to three area landscape design firms: Larry L Harris & Associates; O'Boyle, Cowell, Blalock & Associates; and DeYoung Landscape Company. Bids are to be reviewed at the July 13, 2010 community meeting.

Art Minders

A special Board meeting will be held with representatives of the Art Minders on June 17, 2010 at 7:30 a.m. The purpose of the meeting is to better understand the current and historical relationship between the two organizations.

Sign Policy

Art Albin presented a suggested sign policy for Parkview Hills Community Association. The Board would like to proceed with earlier recommendations for removal of unneeded signs as well as maintenance and improvement to existing signs within the framework of an overall policy. With minor modification, the sign policy was approved, a copy of which is attached.

Currently, there is a temporary variance to allow real estate open house signs through Labor Day Weekend provided their use is consistent with the City of Kalamazoo ordinance regulating such signage. Art pointed out that the current Conditions, Covenants and Restrictions of Parkview Hills strictly regulate the use of real estate "for sale" signs and that an amendment to these documents would be required for a permanent policy change. Scott will provide a report to the Board regarding procedures if an amendment were to be considered.

Submitted by:

Alan Sylvester, Secretary