

PHCA Board Work-Study Meeting

October 29, 2010

Present: Art Albin, George Horensky, Joan Dombrowski, Joe Hawver, Alan Sylvester, Scott Vandeboss (Parkview Hills Management), Carol Loveless (Altman Companies), Mark Mones (Altman Companies)

1. Budget Review

A restructured 2011 budget was reviewed and discussed. This budget separates some of the management and maintenance-related line items and provides for the cost of a site property manager to supervise employees. Going forward there would not be any service performed by Parkview Hills Management where the cost includes any profit to the management company. Compensation to PHM would be either management fee or for wages plus employer's costs for staff hours actually worked.

Additionally, the Board will commit to extending PHM's contract through 2011 with an opportunity to extend the agreement beyond next year. The next year would be viewed as a trial period for the Board and management. In addition to property management proposals, the Board and PHM have agreed to look at competitive costs for any third party services such as security, mowing, snow removal, clubhouse cleaning, pool service and financial audit.

The Board scheduled an executive session for Wednesday, November 4, 2010 at 4 pm to reconsider this budget reorganization proposal as well as a specific budget. The final budget should be ready for approval at the next community meeting to be held on Tuesday, November 9th at 6 pm.

2. EARC Committee

Joe Hawver has agreed to serve as Board Liaison to EARC beginning in November.

Submitted by:

Alan Sylvester, Secretary