

PHCA Board - Community Meeting Minutes

November 15, 2011

Board and Staff Present: Joe Hawver, Dave Magerlein, George Horensky, Alan Sylvester, Joan Dombrowski and management representatives and community members

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

Treasurer's Report – George Horensky

For the ten month period through October 31, 2011 the revenue was \$1,007.57 higher than budget due primarily to income derived from the bond and money market fund. With landscaping expenses running under expectations, the overall operating expenses as a whole were \$3,448.61 under budget, resulting in net income that was well above the budget expectation year to date.

2012 Annual Budget – Joe Hawver

Following a series of work study meetings, the Board arrived at a budget for 2012. The overall budget is \$464,624 including \$399,752 in operations plus funding for major repairs and the Long Term Reserve Fund. Under this approved budget the 2012 assessments will not be changed.

A request for proposals for the 2012 snow removal contract was sent to area vendors. The contract for the 2012 contract was awarded to Naylor Landscaping Company.

A request for proposals for the property management contract was sent to three local management companies as well as to Parkview Hills Management Co. Interviews were to be held with any interested companies, however, to date no responses had been received.

Community Relations Committee – Joan Dombrowski

This committee is sponsoring a variety of events for the community including programs regarding health care for seniors, holiday decorating and related community events.

Management Report – Dusty Rop

There are some ceiling tiles in the fitness center that require replacement; however, they are proving to be difficult to match with those currently available. Entry lights are not working and repeated contact has been made with city public services as well as Consumers Energy Company. In addition, management will look into ways to better light the median just off Parkview Avenue. This area is difficult for motorists to see in the dark.

Resident Comments

Residents expressed the following questions, concerns and observations –

- Recent turnover in the clubhouse manager's position
- Policies governing advertisements in the Warbler newsletter following recent improvements in its layout and content
- Need for an updated Parkview Hills resident handbook, rules and regulations
- Confirmation that apartment residents are being provided with community handbooks
- Noise complaints involving motorists and residents

- Procedures for reporting security and noise concerns to the private security contractor and the Kalamazoo Department of Public Safety.

Submitted by:
Alan Sylvester
Board Secretary