

PHCA Board - Community Meeting Minutes

September 13, 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.

Minutes of the August 30, 2011 work study meeting were previously approved by e-mail.

Treasurer's Report – George

For the eight months through August 31, 2011 the net income was well above the budget. This was due to continued stable performance of the reserve funds which are invested in money market and bond funds. There were positive and negative operating expense variances but overall the total expenses were nearly six thousand dollars under budget year to date.

Committee Reports – Joe Hawver

Joe discussed the agenda for the meeting which includes committee reports. Each of the following committees was represented by one or more members who gave updates to the Board and community members.

Community Relations Committee – Joan Dombrowski

This committee plans a variety of events for the community including:

- Recent charity car wash
- Joint events with Martell's including community meetings at the clubhouse
- Holiday decorating for the clubhouse and Greenleaf Blvd.
- Organizing a Security Committee to focus on vandalism, unauthorized use of the pool and clubhouse, as well as preventive improvements (alarms, signage, fencing)
- Participation in National Night Out with the Kalamazoo Department of Public Safety

Environmental and Architectural Review Committee (EARC) – Mickey Cook, Karl Freed Mel Church

EARC has reviewed 38 tree removal requests, most of which were approved following review by the Committee. They meet on the 4th Wednesday of each month at 3 pm at the Clubhouse. Recently the Committee coordinated removal and replacement of trees by the City of Kalamazoo in the right of way along Greenleaf Blvd. This was no cost to PHCA. Policies, procedures and forms are available on the Parkview website for any community member wishing to consider a landscape or architectural modification to community property.

Prairie Garden Committee – Celeste Jones

An outline was distributed which discusses the purpose of the Prairie Garden and the committee which improves and maintains it. The garden seeks to preserve and enhance the natural features and plant species in its demonstration garden. This increases knowledge and awareness and also provides food and shelter for wildlife while offering a place of connection with the natural world.

The Committee would like the Board to approve its request for benches, one to be paid through the Committee's 2011 budget and the second through the Board's 2011 list of discretionary projects. The Board promised a reply to this request following its next work study meeting.

The Committee is also assisting with the lake buffer zone project where the perimeter of Willow Lake is being managed to reduce erosion along the shoreline.

Art Minders – Caron Merrow

Although the Art Minders is a separate nonprofit organization, its mission and history are closely associated with Parkview Hills and the clubhouse. Their mission is to heighten public awareness of artists and the link between their art and Parkview Hills. They have sponsored art exhibitions in the Clubhouse since 2002 as well as bus trips to regional art museums and holiday bazaars. Additional volunteers are always welcomed as are suggested artists for future exhibits.

Trails Committee – Jim Gunderson

This committee's purpose is to maintain and improve the trails at Parkview Hills. The Board has approved a \$5,000 budget for their programs in 2011. They have worked on preventing wash-outs at erosion spots along the trails, cleaned up the recycle area, cleared brush at the Lake Hill n Brook beach, and will soon be completing the installation of new trail signs. In 2010 the committee purchased a chipper for grinding branches but this has proved to be inadequate for the scale of the work and larger units are much more expensive. Instead, the committee is researching the sale of the chipper and purchase of a small "brush hog" mower for maintenance along the roadways and trails.

Boat Committee – Ron Tanis

Over the past 3 years this committee has cleaned and organized the boat storage along the beach at Lake Hill n Brook. The boat storage is much more secure and incidents of vandalism have been greatly reduced. Currently the committee is considering adding a security camera as well as a security station to monitor the beach area especially during the summer months. There is capacity for up to 12 boats and 2 community canoes with 2 boat storage spots currently vacant.

President's Comments – Joe Hawver

The new security committee did a nice job of helping prevent acts of vandalism and pool trespassing during the summer season. Thanks to the members who helped out with that.

SKP Design is continuing to make progress with sign locations and designs. Proposals from sign makers should be received in the next week or two. The revised logo is a return to the traditional logo when the property was first developed and marketed.

John Tucci with Lake Savers has recommended use of a weed barrier in selected areas of Willow Lake to cut back on the lily pad growth. The fountain is expected to be repaired within the next week.

Resident Comments

Residents asked that the Board look into the safety of pedestrians where tree branches and shrubs make visibility a challenge for motorists. There were some suggestions for trimming the

branches along the road right of way but after discussion it was felt this would best be handled by a contractor. Karl will check with the City to see if they could help with this trimming as well. The board will consider these options at the next work study meeting in early October.

The Metro Transit stop at the top of Greenleaf Blvd. may be located too close to the stop light, posing some safety issues. If there is a way to relocate this onto Parkview Avenue, that might be better for Parkview residents and the public as well.

Parkview may be well served by appointing a volunteer coordinator to minimize the need for paid consultants and contractors. The board should consider such a policy in the future.

Residents should be made aware of the policy to have additional guests use the Clubhouse and swimming pool. This should be added to the policy handbook and distributed to all residents. This should also be added to a future edition to the Warbler.

Submitted by:
Alan Sylvester
Board Secretary