

MINUTES OF THE PRESTWICK HOMEOWNERS ASSOCIATION

December 3, 2009

Present: Jim Nolting, Janice Werner, Tom Wiese, Tom Kazmierczak, Bill Matevich, Dan Kresach, John Mackowiak, Rachel Gilmore

Absent: Ray Rossi, Marc Steinman, Tom Barz, Sue Bloomfield, Rich Misiorowski

September's minutes were approved unanimously.

ENTRANCES

1. Lighting

Janice reported that Excel has indicated it still will install the single uplighting at no charge so the Board can view it and determine if they want to spend the money to do uplighting at all the entrances. The uplighting trial will be done in the north Aberdeen planting area. Excel will provide a bid for uplighting. The estimated cost is \$3,000-5,000.

Tom W. noted that we are out of bulbs again.

- ACTION ITEM: Tom W. will pick up a case of replacement bulbs and submit receipts to Tom K.

2. Maintenance contracts

The contract was awarded to Tunzi and Sons for \$9805. They will also receive a free ad in the directory and a write up in the newsletter.

- ACTION ITEM: Rachel will renew the Tunzi ad for free for 2010 and do a write up introducing them in the spring 2010 newsletter.

ARC

1. CN settlement proposals

Tom has gotten 10 proposals from the Village for Prestwick residents who will be receiving settlement money from CN. The enhancements are virtually all landscape upgrades and do not include noise abatement plans, but people are free to spend their money the way they wish. PHA is not in a position to dictate how they spend the settlement money.

SOCIAL

n/a

MEMBERSHIP

1. Membership letter

Rich's letter was approved by the Board. Jim will ask Rich to update a few things and then send the letter to Rachel.

The Board agreed to keep the dues the same for 2010 at \$80/house and \$30/condo.

Discussion was held regarding residents who choose not to join. Various attempts have been made over the years to encourage membership. The Board feels at this point that personal invitations have the most success.

2. New residents

- Janice will write a blurb for the next newsletter asking people to notify the PHA Board if they have new neighbors. Board members will then be assigned to make a welcome visit and bring a PHA directory and membership information.

3. Advertising in the directory

Rates will stay the same again: \$100/full page, \$75 for 2/3 page and \$50 for 1/3 page with a 20% discount for PHA members.

- ACTION ITEM: Rachel will give free full page ads to Standard Bank and Tunzi and Sons, per the Board directive.
- Jim will renew the Frankfort Chamber membership and get the mailing labels for the directory advertising.

SECURITY

No report.

WEB SITE

No report.

FINANCIAL

1. New bank for PHA account

Standard Bank is now the new PHA bank and provides an interest bearing checking account. Standard only requires one signature, but PHA will continue to use two. Standard Bank will process the dues mailing.

Rachel will need to get the dues response forms from the bank after processing. She will coordinate with Jim on this. Liberty will do the second mailing according to the updated database.

- ACTION ITEM: Rachel will contact Liberty to ask if they can include a return address envelope in the initial mailing.

2. Budget review

The Board reviewed the budget. Things appear to be in line with projections. No major expenses are expected for the remainder of the year. There are no outstanding bills, and there is approximately \$19,000 in the account.

Discussion was held on possible landscaping enhancements for 2010. \$5,000 was added to the New Landscaping line item for uplighting.

Bill motioned and Dan seconded for PHA to provide holiday lighting/decorations in 2010 at each of the entrances that PHA maintains. All were in favor.

- ACTION ITEM: Tom W. will add the GFCI to each electrical post after Excel does the uplighting work.
- ACTION ITEM: Janice will call Marikay to ask for her suggestions for holiday lighting/decorations at the entrances. The Board likes the idea of white lights in the pines.
- ACTION ITEM: PHA will make a one-time purchase of lights and other decorations in 2010 and recruit volunteers to install OR will consider hiring a company to provide the materials and do the work, depending on cost.

NEWSLETTER

The next newsletter will go out in late January. It will include the following:

- a) article on welcoming new neighbors and letting the Board know of move ins (Janice)
- b) Garden Walk info (Sun., July 11, 1-4 p.m., host homes needed) with photo collage from the 2009 walk
- c) Why Join PHA and note that dues letter is coming soon
- d) Directory ad info
- e) Thank You plug for Liberty
- f) Info on new promo for Club, no initiation fee (Jim to get info to Rachel)
- g) Dear Pressy on outdoor lighting and consideration of neighbors
- h) General reminder about property upkeep and calling the Village if neighbors are not in compliance

GOVERNMENTAL

n/a

NEW BUSINESS

1. Jim reported that the Director's insurance policy is up for renewal. The cost is approximately \$842. The Board approved renewing.
2. There was a request from resident John Mackowiak for the Board to determine the statutory obligations and prohibit rentals if at all possible. There have been several rental homes in his area, and the properties have not been kept up well. The Board discussed the request and pointed out that the Board's legal counsel does not feel the PHA can legally prohibit rentals, as there is no stipulation in the covenants or deed restrictions. To change anything would require 100% affirmative vote.

Possible options include: asking the Village to pass stricter laws and create a series of increasing fines for landlords who do not adhere to Village code and backing a mayoral candidate who will take a tougher stance on renters.

Next meeting: Thursday, January 21, 7 p.m. at Jim's home.

Respectfully submitted,
Rachel Gilmore
Recording Secretary