

ACTION ITEMS from the Jan. 17, 2013 PHA Meeting

ACTION ITEMS:

- ➔ Jim or Tom needs to contact Mr. D'Ortenzio and tie off the previous PHA water line on his property at the expense of PHA with work done by the resident's sprinkler company.
- ➔ Bill Matevich will have his sprinkler company complete the work on his property for the St. Andrews tap in.
- ➔ Tom W. will ask Carefree to complete the first year's start up and turn off maintenance as part of the \$6500 fee.
- ➔ Rachel will include an article on Carefree in the spring/summer newsletter and will offer them a complimentary directory ad.
- ➔ Jim will talk to Jerry Ducay about water usage and billing.

- ➔ ACTION ITEM: Tom W. will get bids for trees.

- ➔ ACTION ITEM: Rachel will send Brandon the directory info sheet for distribution.
 - ➔ ACTION ITEM: Rachel will get these changes to Liberty.
 - ➔ ACTION ITEM: Rachel will send the second notice document to Brandon/Judy for review.

 - ➔ ACTION ITEM: Project Wish List...board members are asked to make a list of projects they would like to see PHA accomplish short and long term and bring them to the next meeting for discussion.
 - ➔ ACTION ITEM: Board members need to email Jim names for the slate to be voted on at the March meeting.

MINUTES OF THE PRESTWICK HOMEOWNERS ASSOCIATION MEETING

January 17, 2013

Present: Jim Nolting, Tom Kazmierczak, Judy Snider, Greg Bird, Tom Wiese, Brandon Palmer, Rachel Gilmore (recording secretary)

Absent: Tom Barz, Bill Matevich, Rich Misiorowski, Marc Steinman

The minutes from 12.12 were approved.

ENTRANCES

1. Review of past action...In December the board approved installing sprinklers at Shetland, St. Andrews and Highland, including the tap in and connection. The sprinklers will be on battery timers. Tom W. will be present at the installation to learn how to change the batteries.
2. Discussion on sprinkler plan...two bids comprise the work package. One is from Mr. Moss, a plumber, to do the tap in for \$8100. The other is for Carefree to install the sprinklers and handle the start up and turn off maintenance for \$6500. The total project cost is \$14,600. Annual maintenance including the start up and turn off on the system will be \$140/month.

Discussion was held on board members handling some of the initial work, but the consensus was that the money was already allocated and the bids were in line with standard costs. The board appreciated the offer to save money but acknowledged that board members are very busy with work and family and it would be more efficient to contract for the full completion of the work.

Judy moved and Brandon seconded to approve the entrance sprinkler project at Shetland, St. Andrews and Highland for a total cost of \$14,600. The board approved.

Other ACTION ITEMS:

- ➔ Jim or Tom needs to contact Mr. D'Ortenzio and tie off the previous PHA water line on his property at the expense of PHA with work done by the resident's sprinkler company.
- ➔ Bill Matevich will have his sprinkler company complete the work on his property for the St. Andrews tap in.

- ➔ Tom W. will ask Carefree to complete the first year's start up and turn off maintenance as part of the \$6500 fee.
- ➔ Rachel will include an article on Carefree in the spring/summer newsletter and will offer them a complimentary directory ad.
- ➔ Jim will talk to Jerry Ducaay about water usage and billing.

3. Entrance landscaping

- a. Koreman bid. The board approved the bid in December. Discussion was held on the pay out plan. The board agreed the work should be paid for in 8 installments as related to 8 key service/installation bench marks in the contract.
- b. Discussion was held on getting quotes to put in a spruce or pine in the Shetland entrance bed to equalize things with the other entrances since the fence came down and the neighbors removed all the brush. This will also provide some much-needed shade.

➔ ACTION ITEM: Tom W. will get bids for trees.

4. Emerald Ash Borer

- a. Homer Tree Service is handling the treating and/or removal of ash trees for the Village. Jim got several bids (including from Homer) and the board agreed to go with Stumps (the lowest bidder but well known in the area), for the Prestwick group pricing program for tree treatment/removal.
- b. Brandon and Judy mentioned the ash program in their membership letter and their Why Join the PHA newsletter article. The PHA is not offering group pricing for tree replacement at this time.
- c. Jim has asked Stumps to prepare an article on Emerald Ash Borers and the treatment/removal program for the newsletter.
- d. The basic process is that PHA has negotiated a group price. Interested PHA members can contact Stumps for a free evaluation and estimate. Stumps will then schedule the work at their discretion. Residents must take advantage of the program by a set date.
- e. The cost for Stumps to remove a tree was \$20/diameter inch in the front yard and \$24/diameter inch in the back yard whereas Homer was \$28 and \$38 and over \$100 for the grinding of each stump.

MEMBERSHIP

1. New Members include:

- a. Greg and Lori Aune (check #553 for \$100 for 2013 dues given to Tom K. at meeting)
- b. Brian Knopp
- c. Matt and Renata Sebuck
- d. Ed and Sandi Lazarro
- e. Traci and Scott Rosenwinkel

2. Brandon said his building (7319 Colony) will rejoin under the blanket condo membership.

→ACTION ITEM: Rachel will send Brandon the directory info sheet for distribution.

3. Changes to the membership and ad space letter were discussed.

→ ACTION ITEM: Rachel will get these changes to Liberty.

→ ACTION ITEM: Rachel will send the second notice document to Brandon/Judy for review.

4. The board discussed making phone calls and/or visiting neighbors door to door for those who still have not joined after the 2nd mailing.

ARC

No report.

FINANCES

Tom reported that the PHA accounts are very healthy. The cash for the sprinkler work is available, having been budgeted for previously. In addition, PHA still has a solid reserve. The 2013 budget was reviewed and approved.

Jim reported that Tom Barz was able to secure a new directors insurance policy for the board after State Farm significantly raised its rates at the end of the year. Thank you to Tom for getting that finalized.

SOCIAL

The board reviewed the summary result of the social survey. Overall, the residents would like to see the 4th of July fireworks continue, in addition to possibly adding events at the Club which they could attend under a PHA group rate along with a fall bonfire event or a cooking demo with a local chef.

Jim has asked Joey Buck to check with PCC about combined events. Greg will also follow up.

SECURITY

No report.

WEB SITE

Rachel got another set of minutes and newsletters to Travis, and they have been uploaded. His staff is waiting for the winter newsletter and this set of minutes, as well.

GOVERNMENTAL

1. The board agreed PHA needs to itemize and prioritize village issues as they relate to Prestwick. Currently, the following are items to include on the list:
 - a. Sauk Trail water tie in
 - b. Evacuation plan in case of a CN train derailment (board members asked if this wasn't already part of the initial purchase agreement)
 - c. Dam integrity

2. Covenant compliance
 - a. The board discussed how best to get residents to comply with the covenants. Members agreed another reminder in the newsletter would be helpful.

NEWSLETTER

The next newsletter will go out at the end of the month. It will include articles on:

- a. Welcome New Neighbors
- b. Social Events Survey Results
- c. Covenant Compliance Reminder
- d. Why Join PHA
- e. Don Schwarz Hall of Fame article
- f. Thank You to Liberty
- g. Stumps Emerald Ash Borer article
- h. Holiday Decorations Beautification Winners

OTHER

➔ ACTION ITEM: Project Wish List...board members are asked to make a list of projects they would like to see PHA accomplish short and long term and bring them to the next meeting for discussion.

➔ ACTION ITEM: Board members need to email Jim names for the slate to be voted on at the March meeting.

NEXT MEETING: Thursday, March 21, 2013

Respectfully submitted,

Rachel Gilmore

Recording Secretary