

MINUTES of the PRESTWICK HOMEOWNERS ASSOCIATION  
January 18, 2007

Final draft to be approved at the February meeting.

Present: Dan Smith, Jim Nolting, Bill Matevich, John Mackowiak, Sue Bloomfield, Janice Werner and Rachel Gilmore (Recording Secretary)

Absent: Dan Kresach, Tom Barz, Paul Koreman

#### ELECTIONS

Mack nominated Jim Nolting for President. Bill seconded. All were in favor. Jim Nolting is the new Prestwick Homeowners Association President.

Dan nominated John Mackowiak for Vice President. Bill seconded. All were in favor. John Mackowiak is the Prestwick Homeowners Association Vice President.

Dan nominated Tom Kazmierczak for Treasurer. Mack seconded. All were in favor. Tom is the Treasurer for the Prestwick Homeowners Association.

Dan nominated Janice Werner for Secretary. Mack seconded. All were in favor. Janice is the new Secretary for the Prestwick Homeowners Association.

#### OLD BUSINESS

- ACTION ITEM: Dan will notify Phil Simmons that PHA cannot make a Bark Park donation this year due to no BETA profits. The group will try to contribute some volunteer labor hours this spring.
- ACTION ITEM: Jim will get the BETA letter out stating that PHA would like to be in the drawing for time slots.
- ACTION ITEM: Dan will talk to Gino Naughton about connecting the PHA entrance sprinkler to his well.

#### 1. Insurance

Dan reported that the Directors Insurance policy is \$842 a year and a decision is needed on whether or not to renew. The Board agreed to renew the policy through Luscombe, but Dan will ask for a coverage review and make sure the Board is fully covered with the current policy.

#### GOVERNMENTAL

##### 1. Harlem

Discussion was held on restructuring the Entrances and/or Governmental Committee to create a new 2008-2010 Harlem Avenue Landscape Plan Committee. The chairperson would serve as a liaison between the Village and the County in regards to ongoing construction and landscaping plans. Dan volunteered to be the chair. Jim approved.

- ACTION ITEM: Dan will follow up with Jerry regarding Harlem and PHA entrance landscaping and signage.

## 2. Special Service Area

The Board discussed pursuing the creation of a Special Service Area to ensure that everyone in Prestwick becomes a member of the homeowners association. This SSA would mean that everyone would have to pay the annual dues, as it functions like a special tax for a specific area. The Village has stated it would need a petition signed by 75-80% of the homeowners supporting the SSA before it would proceed in creating one.

- ACTION ITEM: Dan and Jim will notify Jerry that Prestwick wants to pursue creating an SSA when they meet with him.

3. The iron filtration plant will be operational by this summer. The Village will reconfigure the driveway per the PHA request and add landscaping.

## MEMBERSHIP

### 1. PHA Directory

Letters will go out to all Prestwick residents in February soliciting memberships.

- ACTION ITEM: Jim will update the last “Why Join PHA” letter that will be sent as the membership letter.
- ACTION ITEM: Bill will contact Repro about their printing/ mailing schedule for the membership letter and will let Jim know the schedule.
- ACTION ITEM: Bill will contact Sue about getting the updated membership list disk to Repro for mailing the membership letters.

Dues will be due March 1 or 15, depending on how quickly Repro can get the letters out.

- ACTION ITEM: Rachel will edit the advertiser letter and form and send out to all Chamber members, to all Prestwick residents as part of the current newsletter and will give copies to Board members as needed for distribution.

Advertisers will be given the option of placing an ad in the directory and/or on the web site. Non-Prestwick resident advertisers will not be able to receive a copy of the directory since it is for residents only, but a copy of the ad section can be sent to them upon request.

### 2. Bylaws etc.

Discussion was held about questions regarding PHA governing documents and their validity and longevity. The Board agreed on the following:

- ACTION ITEM: Bill will ask Ray Rossi for a professional, paid assessment of:
  - a. the bylaws with him rewriting them as needed
  - b. the length of the PHA covenants
  - c. what power PHA has to go after code/covenant violators

### 3. Meet and Greet

Janice reported that she had trouble contacting new residents. Either she didn't get return phone calls or she had no phone number. The Board recommended waiting until the new membership list is created in March and then approaching people who haven't joined.

### 4. Newsletter

The Board reviewed the draft of the Winter 2007 newsletter. It will go out at the end of January. It will include the advertiser letter and ad request form as the center 2 pages.

## SECURITY

There was an armed robbery at the Walgreen's at Harlem and 30 in the parking lot in early January. They caught the robber. The victim was unharmed.

There continue to be code and covenant violations within Prestwick.

- ACTION ITEM: Dan and Jim are meeting with Jerry Ducay and will request that the Village send their code enforcement officer out to write tickets.

Dan reported that the Village is still pursuing their court case against the Lindsey family for the bridge they built.

The Board had no answer about the missing Century 21 signs other than to note that the signs may be in the right of way and still in Village jurisdiction, so maybe the Village is taking them down.

## ENTRANCES

Dan's brother is not available to do a hardscape plan.

- ACTION ITEM: Dan will ask Dean Vaundry if he is interested in bidding for a hardscape design plan.
- ACTION ITEM: Mack will find the old bid from Stan's Landscaping and see if he would want to rebid for a hardscape design plan..
- ACTION ITEM: Mack will call Harriet of the Garden Club to talk about PHA/Garden Club collaboration on entrances.

## ARCHITECTURAL REVIEW

1. The Thomura addition plans will be sent in this spring..

## SOCIAL

No report/discussion.

## WEB SITE

The new advertising letter will offer businesses a chance to advertise on the PHA web site.

## FINANCIAL

No report/discussion.

## NEW BUSINESS

1. Dan Kresach has requested to no longer serve on the Board. Two spots are currently open.

- ACTION ITEM: Bill will ask Ray Rossi if he is interested on coming on the Board.
- ACTION ITEM: All members will bring possible Board member nominations to the next meeting for discussion.
- ACTION ITEM: Sue will contact Lynne Grever about coming on the Board.

The next meeting is Thursday, February 15, 7 p.m. at Jim's house, 600 Firth Ln.

Respectfully submitted,  
Rachel Gilmore  
Recording Secretary