

MINUTES of the PRESTWICK HOMEOWNERS ASSOCIATION  
March 23, 2011

Present: Jim Nolting, Brandon Palmer, Tom Kazmierczak, Bill Matevich, Rich Misorowski, Tom Barz, Joey Buck, Rachel Gilmore

Absent: Tom Wiese, Marc Steinman, Ray Rossi

ACTION ITEMS FOLLOW UP:

1. Tom Bickley, the HOA attorney, is willing to come to the April 21 or May 19 meeting. He will review the bylaws and evaluate what authority PHA has to enforce the bylaws. Bill will collect questions from the Board and send that to Mr. Bickley along with the bylaws so that he can review materials in advance of the meeting.
2. Jim sent an email soliciting suggestions for future projects/issues. He received a handful of responses.

ELECTION OF OFFICERS

Tom K moved and Tom B seconded to close the nominations and accept the slate as named in January. All were in favor.

The slate includes the following:

1. Prestwick Homeowners Association Board: Jim Nolting, Rich Misorowski, Bill Matevich, Tom Kazmierczak, Tom Wiese, Tom Barz, Joey Buck, Greg Metschke, Brandon Palmer, Ray Rossi and Marc Steinman.

2. The Executive Board slate includes: President—Jim Nolting, Vice President—Tom Wiese, Secretary—Bill Matevich, Treasurer—Tom Kazmierczak.

3. The Committee Heads include: Social—Joey Buck, Government Affairs—Rich Misorowski, ARC—Tom Barz, Entrances—Tom Wiese, Membership—Greg Metschke and Brandon Palmer, Code Enforcement—Marc Steinman and Rick Misorowski.

ENTRANCES

1. Cleaning and Straightening of Stone Entrance Signs

Jim reported that Tom W. had received two bids.

The first was \$660 for straightening and cleaning with CLR and a paver cleaner at all 4 entrances, both sides. (The bidder was Tunzi.)

The second was for \$806 to straighten and remove the stains with a poultice at all 4 entrances, both sides. An additional bid was submitted for \$576 for sealing the stones to prevent further staining. (The bidder was Koreman Greenhouse.)

The Board discussed both bids and recommended that Jim pursue the 2<sup>nd</sup> bidder and ask him to just do the Highland entrance where the staining is the worst. They will evaluate how well the process worked before proceeding with other entrances.

→ ACTION ITEM: Jim will contact Koreman and ask him to clean the Highland entrance stones only.

## MEMBERSHIP

### 1. Annual Dues Letter

Rachel reported that membership is approximately 230, down about 100 members from 2010. The Board discussed possible strategies to get longtime non-members to join and decided the best approach is to be proactive with new residents. The Board will also call the current list of about 60 residents who joined last year but have not joined yet this year.

Tom gave Jim \$4500 in Liberty invoices where the fees had been waived as an in-kind donation for printing services. This is a huge savings for PHA.

→ ACTION ITEM: The Board members will make their calls and ask people to send in their dues by April 1.

→ ACTION ITEM: Rachel will prepare a list of 2010 move ins, as they would probably be listed as non-members last year but may join this year.

→ ACTION ITEM: Rachel will email the Board a current, updated membership list.

### 2. Ad Status

Rachel reported that there are currently 22 ads, 19 of which are paid (Tunzi, Standard Bank and PCC are complementary.) Tom gave her 4 more ads, and she said she had another 5 or 6 calls about advertising.

→ ACTION ITEM: Rachel will send a reminder note after the March 31 deadlines if last year's advertisers still haven't responded.

### 3. New Resident Packet

PCC dropped off brochures for Greg/Brandon to include with the new member folders.

## ARC

Tom reported that the drainage issue on the empty lot on Glenbarr is now being addressed by Tom Bartnik at the Village.

Tom also reported that ATT needs to do some underground cable work at the Prestwick water tower site and will be doing landscaping there following the like kind replacement rule.

## FINANCIAL

### 1. Treasurer's Report

Tom K. reported that there is \$33584.16 in the bank. PHA has collected \$17,000 in membership dues and \$1355 in ad revenue. Projected revenue for 2011 was \$25,000. Projected expenses for 2011 were \$26,000, which would draw on reserves.

## SOCIAL

The Board agreed not to hold the Garden Walk in 2011. The Board will wait to pursue the fireworks and Oktoberfest until the membership dues have all been received and the budget updated.

The Board discussed the idea of PHA sponsoring a 4<sup>th</sup> of July parade in Prestwick and ending with an ice cream social. More discussion will follow at the next meeting.

## SECURITY

No report.

## WEB SITE

No report.

## GOVERNMENTAL

### 1. Code Violation Enforcement Committee

Marc was out of town, and Rich said they have not yet been able to meet. However, Jim reported that Marc has been personally following up with residents with code violations and asking them to correct the situation. For the most part, he has been successful.

Rich recommends that the Board create a list of common code violations and compare that to the Village ordinances to see if the Village would pursue enforcement. This list should be given to Mr. Bickley for review.

Discussion was held about unused cars sitting on the grass at 562B Dover. Village ordinance says cars must be parked on the pavement and must have current registration. If those criteria are met, the Village will not fine the homeowners.

### 2. HOA Attorney

Discussion was held about inviting the attorney who taught the HOA class at JJC to meet with the PHA board to review the bylaws and make recommendations regarding possible changes.

### 2. Annual Frankfort Homeowners Association Meeting

Brandon and Tom attended and reported that it was more a recap of what's happening in the Village than anything new for homeowners associations.

### 3. Annual PHA Meeting

Rich requested that the Board act on the motion that was passed at its December 2010 meeting to hold an annual meeting, per the PHA bylaws. He distributed a proposed agenda which included election of the Board members, updates by committee chairs and a speaker from the Village (possibly the Utilities Director to speak on water issues). The meeting could also be used to promote homeowner membership, which means that both members and non-members would be invited (only members could vote on issues at the annual meeting).

The Board discussed the proposal and agreed to wait to set an annual meeting date until after the meeting with Mr. Bickley.

As a side note, Judy Snider on Troon is willing to volunteer and possibly serve on the Board.

#### 4. Harlem Ave. Bicycle Trail

Discussion was held about the trail, for which the Village is pursuing grants. The most likely route would take the trail on the east side of Harlem from Laraway to the trail, then crossing over to the west side and going north to Harlem.

#### 5. Repaving of Prestwick Streets

Joey asked about PHA making a request for the Village to repave Aberdeen. Discussion was held on the Village's street repair/repaving schedule. Tom noted that Aberdeen is not on the schedule this year but encouraged Joey to contact Jerry Ducaay with her concerns.

#### 6. Municipal Elections

The Board encouraged everyone to vote on April 5.

→ Jim will send an e-blast to residents reminding them to vote and asking them to support Prestwick residents who are running.

#### NEWSLETTER

The next newsletter will go out at in late May/early June.

Two proposed articles are:

1. Frankfort residents are no longer able to drive golf carts on public roadways. (See newspaper article from Rich.)

2. Branch grinding/yard waste pick up dates and information

#### NEW BUSINESS

→ ACTION ITEM: Jim will send an e-blast for Earth Day clean up volunteers on April 16.

Tom K. moved to adjourn. Bill seconded. All in favor.

Next meeting: May 19 at 6 p.m. at the Club. HOA attorney Mr. Bickley to attend.

Respectfully submitted,  
Rachel Gilmore  
Recording Secretary

