

PHA Meeting Minutes

12/5/12

In Attendance: Jim Nolting, Marc Steinman, Greg Bird, Judy Snider, Tom Kazmierczek, Tom Barz, Bill Matevich, Brandon Palmer.

Meeting minutes for the prior meeting were approved.

Entrances: After discussion, a motion was brought forth by TK to install the 3 new taps for the Sauk Trail entrances at a “not to exceed” cost of \$10,600. Seconded by GB. TK inquired if we would then receive water bills from the village for water supplied to these entrances and JN indicated that had not been fully negotiated with the village at this time. Jim to follow-up. Entrance maintenance was then discussed and it brought forth that there seemed to be quite a bit of inconsistency of plantings and decorations from entrance to entrance. Follow-up with Paul Koreman recommended. TK recommended that a payment schedule be worked out with this years contract and that those payments be based upon defined criteria and verification of work before payments rendered. That would include 6 payments for the normal maintenance along with 2 seasonal payments for applicable services rendered. All voted for with TK abstaining.

Membership: The Rosenwinkels moved into 505 Aberdeen (Marc’s daughter and son-in-law). Noted that there are new people on Shetland (no address) and that 542 Aberdeen and 562F Aberdeen have sold. GB noted we need to work to improve the membership this coming year and that we should look to highlight membership benefits in the upcoming newsletter by highlighting projects that the PHA supports such as the fireworks, entrance maintenance (certainly highlight the upcoming \$10,000 investment), etc. GB also recommended we consider working with the local real estate brokers to include PHA membership stipulations in future sales. GB also recommended we work with members to perform cul-de-sac maintenance and that it might be beneficial for each board member to put together a wish list of goals that we might want to achieve and have them segregated by dollar thresholds, such as \$2500, \$5000, \$10,000. BP noted the website hadn’t been updated in a while and would work to see that gets done. JS would look to develop a list of positive membership benefits to be put into newsletter. BM motioned to leave dues the same for the coming year. Seconded by BP.

Governmental: TK noted that his mail have become very sporadic (sometimes after dark) as to delivery time. This was also noted by several other members. Question as to if anything can be done to complain. JN did highlight that putting the flag up on your mailbox is a invitation to folks that would look to steal one’s mail, and that the carrier indicated that they will take mail from your box to be delivered regardless of flag position. It was brought forth we should include in the newsletter some common areas of non-compliance such as garbage cans, RV parked in driveways, etc. JS noted a new resident on Shetland had complained to her about a dog barking constantly at the house next door. MS to address. Discussion held on possibly developing a list of PHA

recommended contractors that we might work with to procure preferential pricing that we could pass along to PHA members.

ARC: There was discussion about around putting a piece in the newsletter about waiving the PHA fees for items that require building permits if one is a PHA member. This obviously wouldn't waive a fee that requires our architect to review or the actual village building permit fee.

Financial: TK handed out the breakdown of 2012 budget and expense spreadsheet for review. It was noted that for our 2013 budget, our liability insurance will probably double, but JN is still looking into options. For 2013, our biggest expense will be the installation of the village water taps on Sauk Trail. Discussion was held on putting a note in the newsletter that the financial information is available to any PHA member upon request. MS motioned to approve financial report with GB seconding.

Social: BP noted we should check for joint issues that we could piggy-back on with the club and JN noted that could include a kids party at the pool, etc.

Legal: Nothing

Newsletter: Add the items we've discussed.

Next meeting the 3rd Thursday in January (17th).