

PHA Minutes for February 9, 2017

Present: Cathy Wrigley, Brandon Palmer, Cynthia Manestar, Bill Matevich, Tom Wiese, Rich Misorowski, Steve Larson, Lee Hill, Tom Kazmierczak, Chris McFadden (PHA resident and guest), Rachel Gilmore (Recording Secretary)

Absent: Jim Nolting, Greg Bird

ENTRANCES – Tom W. noted that he sent a note to Dave Trevarthan about holiday lighting. Tom bought lights on clearance to add to the current PHA-owned supply.

Tom will also be replacing a few light bulbs in the landscape bed lights.

MEMBERSHIP – Cathy reported that there have not been many move ins over the past 2-3 months. There are new residents named Mancetti in the old Bodnar house. Cathy or Jim will visit them soon.

Brandon noted that 572 Aberdeen is under contract.

Rich noted that the 2018 membership letter should mention that printing costs have gone down since moving to the electronic format of the directory and newsletter. The letter also needs to clarify the line about running at a deficit.

The board thanked Jim and Cathy for their hard work and persistence visiting all new residents and getting them to join PHA.

Rachel reviewed the membership reports which indicate PHA has 200 members 1 month after sending the renewal letters.

→ACTION ITEM: Brandon will send an eblast reminding people to send in their dues.

→ACTION ITEM: At the March meeting the board will divide up the list of Yes to No members to try to encourage renewal.

ARC

Things have been quiet since Dec. 1. Tom W. is the point person when chairman Steve is out of town.

The board agreed that 527 Aberdeen is a beautiful house that will complement the neighborhood. This is new construction that replaces a previous home.

FINANCIAL - update from Kaz.

Tom K. reviewed the pie chart showing expenses for 2016. Two-thirds of PHA expenses are for entrance maintenance.

Tom reviewed 2016 dues.

\$24,525 was collected with \$1800 in pre-paid 2017 dues.

The expenses for 2016 were \$25,003.

Tom noted that PHA may be refunding a portion of plan review fees paid by a resident in 2016 as the architect did not charge as much as anticipated for review.

There may also be an end of year 2016 water bill still to come in.

Tom noted that at best PHA is breaking even with the current \$100 dues. He reminded the board that the options for addressing that situation are to:

- a) Increase dues
- b) Reduce expenses
- c) Do both a and b

To date, 2017 dues have brought in about \$16,000. Expenses to date include the board's insurance policy and the mailing at FedEx.

➔ ACTION ITEM Rachel will bill Lois Barz for the blanket condo dues for Brandon's building.

Rich noted that at the end of 2016, the database showed that 46% of Prestwick Drive residents joined, 65% of Aberdeen residents joined and 64% of the Far South residents joined.

Rich moved to accept the Treasurer's Report. Steve seconded. Motion carried.

SOCIAL – Bill reported that the Club membership director contacted him about hosting a cocktail party for PHA members to encourage them to join PCC.

He also said the Club board was considering a program where if a person was a member in good standing of PHA, they could join PCC as a dining-only member.

➔ ACTION ITEM The board will invite the membership director to an upcoming meeting to explain these programs.

Brandon reported that Don and Jeanne Schwarz are hosting a candidate night for Mayor Holland for Prestwick residents, and Don asked Brandon to introduce the mayor. After discussion, the board agreed that Brandon should not introduce Mayor Holland in an official PHA capacity as that would appear to be an endorsement.

The board also agreed that Brandon should email both candidates with several questions regarding PHA concerns and ask for a written response that will be shared in the PHA newsletter.

→ ACTION ITEM The board will send questions to Brandon who will email the candidates.

SECURITY

No report.

WEBSITE

Updates were done at the end of the year.

→ ACTION ITEM Rachel will email Jason Soderlind to ask who owns the domain name and also if the password is changing for the 2017 directory. In addition, she will ask about new entrance pictures that were submitted but do not appear to be posted.

Discussion was held on PHA operating and updating the website on their own. Consensus was that it is probably best to have an outside vendor handle that but perhaps there is a way to cut costs with that.

GOVERNMENTAL

Bill is ready to send the State of Illinois Annual Report.

→ ACTION ITEM Tom K. will cut a check for the \$10 filing fee and get it to Bill.

CODE ENFORCEMENT –

Lee reported that things have improved. However, he is still working with the Village on the same list of violations from 2015. In addition, the Village won't address landscaping issues over the winter.

The board agreed that a good question for the mayoral candidates would be what the Village plans to do with this issue to help PHA keep the neighborhood looking good.

The board discussed the previous issue with the old Daly house and agreed that good communication and follow up resulted in the situation being resolved.

The village-wide HOA meeting is Wednesday, Feb. 15, at 7PM at the Village hall.

LEGAL

The board discussed deeds and covenants and the ability of the board to create new policies and procedures.

→ACTION ITEM Brandon will try to locate the covenants from all 6 units. He will scan and email these to the board for review.

E-NEWSLETTER

The spring issue will highlight the need for property improvements, a welcome to new neighbors and the mayoral candidate Q&A.

Lee moved to adjourn; Tom W. seconded. Motion carried.

Respectfully submitted,
Rachel Gilmore
Recording Secretary

NEXT MEETING DATE: Thursday, March 9th, 7PM, Frankfort Village Hall