

PRESTWICK HOMEOWNERS ASSOCIATION MINUTES

May 21, 2015

Present: Jim Nolting, Tom Barz, Tom Kaz, Brandon Palmer, Rich Misiorowski, Lee Hill, Rachel Gilmore and guest Cynthia Manestar

Absent: Bill Matevich, Greg Bird, Tom Wiese, Judy Snider

ENTRANCES

1. Cul de Sac Plantings

Board discussed contributing financially to resident efforts to beautify the cul de sacs. The consensus was that cul de sac beautification benefits the association as a whole and that PHA could contribute a single small amount to be matched by residents for perennials, shrubs and/or trees for the cul de sac.

Tom B. moved and Tom K. seconded for PHA to participate with all cul de sacs to provide a one time, matching donation of up to \$300 for cul de sac improvement. 4 were in favor, 1 opposed.

Tom B. moved and Tom K. seconded that if any cul de sac resident has already put money into plantings in 2015 that the resident can request reimbursement from PHA up to \$300 through this matching donation beautification program. All were in favor.

*ACTION ITEM: Greg Bird will contact the cul de sac residents and make them aware of this program.

2. Entrances

Koreman is planting annuals Memorial Day weekend. Discussion was held on cleaning the entrance stones (street signs). The consensus was that the stones were still readable and the \$800 bid was too expensive.

Rich moved and Tom B. seconded to table that discussion because of the expense until 2016. 4 were in favor, 1 opposed.

MEMBERSHIP

1. New Residents

Brandon reported that sales have picked up with several homes scheduled for closing in the next month. The new resident welcome wine bottles have been well received. The supply is getting low. Tom B. worked with On Time Design to get the custom labels printed.

Tom K. moved and Tom B. seconded to allow Brandon to the purchase of 2 more cases of wine and a supply of custom labels for the new resident welcome program. All were in favor.

2. Annual Dues and Directory Process

Rachel gave the board an updated membership summary. Currently 250 residents have joined; an additional 43 members from 2014 have not yet renewed.

Brandon shared his new resident membership data from the past 5 years. He and Judy are going to work on calling those people to encourage renewal.

*ACTION ITEM: Rachel will email the board the comparison chart of Yes to No with contact information for emails/phone calls.

*ACTION ITEM: Jim will send the board an email script to use for uniformity in renewal pitches.

*ACTION ITEM: The board will contact the non-renewals by May 27 and let Rachel know who will be renewing.

The goal is for the directory to go to print the first week in June.

ARC

1. Tom noted that 559 has submitted completely new plans. He gave them to AR and will bill the homeowner \$600 for this new plan review. There have been a lot of roof and deck approval requests. For any requests from non-members, Tom is charging for approval, per the bylaws, and submitting that money to Tom K to be put toward that resident's annual dues.

FINANCIAL

1. Treasurer's Report

Tom K. reported that we've collected about \$20,000 in dues, \$1,000 in ads and another \$800 in architectural review fees. Currently, there is about \$37,000 in the bank but nothing has been paid out yet for seasonal maintenance, water bills or directory/summer newsletter printing.

Rich moved and Lee seconded to accept the treasurer's report. All were in favor.

SOCIAL

The PCC fireworks are July 3.

*ACTION ITEM: Jim will contact the Club to ask if they are offering the BBQ dinner to non-members this year.

SECURITY

No report.

WEB SITE

Jim reported that resident Travis Bloomfield is no longer with Catalyst and so our special resident rate is no longer in effect, although they can continue to update our account for their standard rate.

Tom B. has a website solution that would cost about \$50 a month, and the site could be updated by PHA as needed.

*ACTION ITEM: Tom B. will bring the website information to the June meeting.

GOVERNMENTAL

1. Rich reported that he had an article on the Reverse911 system published in the Villager. He also made some recommendations to the Village on updating their website with easier sign up information for Reverse911. Those changes were made.

2. Discussion was held on sending an email to PHA residents without landlines letting them know that they need to opt in to the Reverse911 system with instructions for doing so.

*ACTION ITEM: The board will send an email to PHA members this summer explaining the system and sign up.

3. Rich reported on Senate Bill S.859/HR.1804 which deals with crude oil rail transportation issues. He has contacted TRAC to see if they are willing to get involved with getting this bill passed.

CODE ENFORCEMENT

1. Discussion was held on how best to approach code enforcement. Lee requested 2 months to get established as the PHA point person with the Village. He will be reviewing code violations with Chris Dempsey the week of May 26 on a drive through of Prestwick.

Discussion was held on creating a process to follow and also share with residents for what happens when there are code violations.

Rich noted that he has a series of 4 letters from nice reminders to strongly worded warnings that could be used, in conjunction with the database, for documenting contact with residents and follow up with the Village.

Cynthia, an attorney who works with homeowners associations, recommends that the board establish a process and follow it so that both board members and residents have a structure for reporting and responding to violations in the neighborhood.

*ACTION ITEM: Board members should email Lee with any property concerns by May 25 in preparation for Lee's meeting with Chris Dempsey next week.

LEGAL

No report.

NEWSLETTER

The next newsletter will go out in mid-June with the following articles:

1. PCC Fireworks
2. New Members
3. Covenants
4. Garden Tips
5. Pet noise and clean up article

*ACTION ITEM: Jim will ask Kay MacNeil to write a gardening article for the June newsletter.

OTHER

1. Nominate new officers

The slate was proposed for 2015-2016.

Tom B. nominated and Jim seconded Tom Wiese for President. All were in favor.

Rich nominated and Tom B. seconded Jim Nolting for Vice President. All were in favor.

Rich nominated and Tom B. seconded Bill Matevich to continue as Secretary and Tom Kazmierczak to continue as Treasurer. All were in favor.

The next meeting will be determined by the new president.

Respectfully submitted,
Rachel Gilmore

Recording Secretary