

Prestwick Homeowners Association Minutes

October 1, 2015

Present: Tom Kazmierczak, Jim Nolting, Tom Wiese, Judy Snider, Brandon Palmer, Steve Larson, Cynthia Manestar and Rachel Gilmore (Recording Secretary)

Absent: Bill Matevich, Greg Bird, Rich Misiorowski, Lee Hill

Approval of Minutes

Tom K moved and Tom W seconded to approve the September minutes. All were in favor.

ENTRANCES

Landscaping Contracts

After soliciting bids, Koreman's bid was 14% higher this year at \$14,897. Trevarthan Landscaping was \$12,400. A third bid was obtained from Lawn and Order for \$11,850.

After discussion, the board agreed the two lowest bids were the two in contention. With all of the personal recommendations for Trevarthan, the consensus was to switch to Trevarthan Landscaping for 2016.

Steve moved and Tom K seconded to hire Trevarthan Landscaping for 2016. All were in favor.

The contract will officially be awarded in mid-October. Tom W will talk to Paul K.

MEMBERSHIP

Visits

Judy has again visited 687 Golfview and 909 Abbotsford several times, but she does not think either household will join PHA at this time. Rachel noted that she checked the PO Box, and there were no new checks.

Brandon reported that Kevin Joho (PCC Membership Director) is very interested in working with PHA. He will include PHA items in the Club newsletter. There is the ability to pitch a “join PHA now” and get the last 2 months of 2015 for free.

Brandon noted that home sales have slowed down, although there are a few homes under contract currently.

ARC

Steve shared that he would formally accept the board position and the ARC chair.

559 Aberdeen

Steve met with Adam Nielsen from the Village regarding 559 Aberdeen. The Village wants another plan review and PHA approval before awarding the permit. Steve invited homeowner Haniacek and his neighbor Guy Lonergan. PHA wants to understand both neighbors’ concerns regarding the project.

There are two issues: the homeowner’s desire to use a stucco exterior over the current brick (Village wants the brick painted) and the need for a variance for a 30’ setback for the addition.

The only thing PHA can address is the resident’s stucco preference. He does not want to paint the brick because it will need to be redone every 5 years. There are also several houses in Prestwick with a stucco exterior, so he feels the stucco will fit in. The PHA board would be okay with stucco, but the homeowner would have to fight for the stucco at a separate hearing. The homeowner indicated at this point he was not planning to do this.

He currently has a granite front entry, and there will still be natural stone around the front of the home, but the other brick areas will be painted.

Discussion was held about the exposed new concrete on the west side of the garage construction. Steve told the homeowner that PHA would prefer to see a stone veneer instead of just painted concrete.

Steve also asked the homeowner directly if he plans to run a business out of the home with all the extra garage space. The homeowner denied that he was going to run his construction business out of his home.

The board also heard from neighbor Lonergan and his concerns about the addition. He is concerned about the grade along the side and back with the 3 2-car garages, especially since

one garage will be located underneath the other. The board took note of the concerns but said that there are no Village ordinances that would prevent the stacked garage.

The Board will give the following comments to the Village regarding the plan re-approval:

- PHA is concerned that the homeowner plans to operate his construction business out of his home.
- PHA would like to see a stone veneer on the exposed concrete.
- PHA would prefer the stucco finish over the painted brick requested by the Village.

Dunn Ct.

The Village has been working with the property owners. The Village has required that the homeowner hire a contractor to make repairs. The Village may also fine the homeowner. If the homeowner doesn't make the repairs, the Village may hire a contractor and lien the property.

Ayshire Ct.

Homeowner Blankenburg has a proposed bedroom/bath addition. Steve will send the project to the architect for plan review. There is a question from the board about window size and placement, and it was noted that the grading plan needs to be done.

Permit Review Fees

Discussion was held on fees. PHA members have fees waived for roofs/decks and other like-replacement projects. Architectural review fees are determined by the total cost of the projects.

Steve is recommending that basic PHA permit approval for non-members be increased to \$100 from \$75 so that it covers a year of dues.

Shetland Window Replacement

Homeowner is a member and is doing Andersen replacement windows.

Deed Restrictions

- ➔ ACTION ITEM Steve will ask Tom for the original PHA deed restrictions.

FINANCIAL

Treasurer's Report

Tom K. reported that PHA has made 4 of the 8 scheduled payments to Koreman. Currently there is about \$9,500 in checking and \$8,000 in savings. Tom estimates PHA will dip into its reserves this year.

Steve moved and Jim seconded to approve the treasurer's report.

Budget Discussion

The budget assumes that dues stay at \$100.

The Annual Dues Letter would be emailed first with a PayPal option. Then a dues letter would be mailed to residents who had not submitted dues.

The directory will be printed from the Excel file and will be emailed to save costs. PHA will print and mail copies on request.

The newsletter will be replaced with the Monthly Meeting Summaries which will be sent by email.

The budget numbers need some adjustment as there are no printing or production costs for the annual dues letter and a small quantity of directory copies. However, the postage line item can also be reduced since PHA won't be mailing out ad solicitation letters or directories or newsletters. Secretarial costs will also go down due to decreased labor from decreased projects.

GOVERNMENTAL

No report.

SOCIAL

Brandon is working with Kevin at PCC to build a positive partnership for possible future events.

WEBSITE

- ➔ ACTION ITEM Rachel will send updated officers and board members to Catalyst. Minutes should still be posted to the website.

CODE ENFORCEMENT

Lee seems to have developed a good working relationship with the new Village staff member responsible for code enforcement. Progress is being made.

NEWSLETTER

Newsletter will be replaced with the Monthly Meeting Summary that will be emailed to the distribution list.

Tom K moved and Steve seconded to adjourn. All were in favor.

The next meeting date is Thursday, Nov. 12, at 7PM at PCC.

Respectfully submitted,
Rachel Gilmore, Recording Secretary