

**PCHA Board Meeting
August 14, 2008
Clerk's Conference Room, Plymouth Township Hall**

Call To Order

The meeting was called to order at 7:00 pm by Frank DelCol, President

Roll Call

Board Members in Attendance: Frank Del Col, Mike Cutsinger, Rebecca Ufford, Brinton Baker.
Arriving late: Christine Bodie.

Old Business

Brinton Baker and Mike Cutsinger reported back on their examination of the Commons areas. Twenty two trees are completely dead and need to be replaced. All the trees need mulching. Some trees show old damage from lawn mowers. The low voltage lighting at the Ridge Road entrance is broken and wires are exposed. Some light fixtures are completely broken off their bases. The tall, full voltage street lamps at the entrances have burnt out bulbs. The entrance landscaping has many problems. Bushes are overgrown and one tree in the entrance island is dead. The landscaping in this area also requires mulch and regular weeding services. The sprinklers need to be turned on and there are some broken sprinkler heads. In the Commons areas there are some sewers which have serious erosion around them, with deep holes that someone could break an ankle in. The holes need to be filled and grass seed should be planted in these areas.

Ric Borsos said an insurance claim should be filed with Shortcuts lawn service to replace those trees damaged by their mowers, and volunteered to contact Shortcuts.

Mike Cutsinger said he will take the action item to get estimates on tree removal and replacements, sprinkler repair and lighting repair.

Mike Cutsinger motioned to authorize Old Faithful sprinkler service, the vendor previously used by PCHA, to repair the sprinkler heads. Brinton Baker seconded the motion. The motion passed unanimously.

Ric Borsos said that Jason will herbicide and weed the entrance landscaping beds for \$245 for the summer.

Brinton Baker reported back on his discussion with the current PCHA insurance agent. The existing policy will expire soon and Brinton has requested a written explanation of the current coverage.

Rebecca Ufford reported back on her meeting with Ron Edwards, the Plymouth Township Treasurer. Rebecca and Ron discussed the needed road repairs in our subdivision. The roads are

owned by Wayne County but our subdivision needs are a low priority given the road repairs needed on major roads in Wayne County. Ron Edwards said that other subdivisions in the Township have been able to spur Wayne County into repairing their roads by splitting the repair costs 50%/50% with the County. Ron Edwards also discussed with Rebecca the issue of returning money that has been collected by PCHA. He said there are many legal aspects that make any method of refunds very complicated and time consuming and are sure to anger many people. A reasonable alternative would be for PCHA to instead make repairs, perform preventative maintenance or use the funds in lieu of future dues collections. Ron Edwards suggested to Rebecca the names of two more CPA's that PCHA should consider using.

Rebecca Ufford reported that she also spoke with Laura Cox's office in Wayne County government regarding road repairs, and was advised that we have not formally initiated any requests for action. Ric Borsos said he knows what needs to be done and can take the lead on such requests when his work on the Finance Committee is finished.

Rebecca Ufford reported that she and Brinton Baker have done some investigation about how mailbox maintenance and repairs are handled by other Homeowners Associations. She discussed Chase Farms' policy of paying for up to one mailbox repair per home per year. Rebecca motioned that the PCHA Board should develop a similar policy regarding mailbox requirements and maintenance, and that a budget line item of \$1,500 be set aside in the 2008 budget for repair or replacement of mailboxes that are presently in serious need of repair. Brinton Baker seconded the motion. The motion passed unanimously.

Treasurer's Report

Rebecca Ufford delivered the Treasurer's Report. PCHA presently has \$102,032.90 cash on hand. Dues have been collected from all but 17 lots.

Frank Del Col, Mike Cutsinger, Brinton Baker and Rebecca Ufford reported back on the status of their dues-collection activities from the list of homeowners assigned to them. Christine Bodie reported that she had not yet begun contacting the homeowners that were assigned to her.

New Business

Frank Del Col initiated discussion of the Budget to be presented to PCHA Homeowners on June 5th. The Board walked through the budget one line item at a time and discussed what amounts were appropriate for each category. Frank DelCol motioned for the Board to approve of the Budget as just discussed by the Board. Christine Bodie seconded the motion. The motion passed unanimously.

Ric Borsos said he will vote against the budget approval on June 5th. He stated that he did not believe that the Board should spend money on replacing trees or making any other non-urgent repairs in 2008. Frank DelCol said that the Board was elected to take good care of the subdivision and PCHA-owned assets and that the budget needs to include an adequate amount of funding to do so. Brinton Baker, Mike Cutsinger and Christine Bodie expressed agreement with Frank's statement.

Frank DeCol reported that he will prepare presentation slides for the June 5th PCHA meeting.

Adjournment

The meeting was adjourned at 9:25 pm.

Minutes submitted by Brinton Baker, May 29, 2008

Minutes approved/revised by _____, DATE