

Minutes of the PHHA Meeting 24 MAR 2008

The meeting was called to order at 7:10 pm by Doug Brown, and the Board members present were introduced.

1. Neighborhood Signs

- a. Masonry work on the Irving Street sign started today.
- b. Doug appealed to the homeowners for landscaping volunteers, and eight people signed up to help.
- c. The work on the east end of the neighborhood is held up due to a homeowner being out of town. The homeowner is not available to signoff on an easement.
- d. A question was asked about the old sign and the area where the old sign is presently setting. What will become of the sign and the area? Doug stated that a committee will look into it.

2. 2008 Budget

The following recommended budget was discussed in detail, include proposed 2008 dues of \$120/lot (\$110 for PH3). A motion was approved to accept the proposed budget.

Proposed PHHA Budget for 2008				
	2006	2007		2008
	Carryover	Budget ¹	Actual	Proposed ²
Revenues		\$40,000.00	\$38,775.00	\$19,090.00
PHHA cash balance 3/10/08:				\$20,658.81
		Projected funds available for 2008		\$39,748.81
Expenses				
Lawn Maintenance		\$9,500.00	\$8,616.00	\$9,000.00
Administrative Expenses		\$400.00	\$291.71	\$400.00
Irrigation System Maintenance	\$337.23	\$1,950.00	\$2,118.53	\$2,500.00
Irrigation Electricity		\$150.00	\$100.00	\$100.00
Insurance		\$3,000.00	\$3,739.62	\$4,000.00
Capital Improvements	\$4,964.54			
Signs - construction		\$24,000.00	\$9,000.00	\$14,600.19
Signs - surveying		\$0.00	\$0.00	\$1,395.00
Signs - landscaping & lighting		\$0.00	\$0.00	\$1,000.00
Mailbox Reserve	\$308.42	\$1,000.00	\$1,415.85	\$1,500.00
Legal fees ³		\$0.00	\$0.00	\$2,000.00
Operating Reserve	\$3,193.94	\$0.00	\$13,493.29	\$3,253.62
Totals Expenses	\$8,804.13	\$40,000.00	\$38,775.00	\$39,748.81
Notes				
1. Based on \$250/lot				
2. Based on assessment of:	\$120.00	(\$10 less for PH3)		
3. Revision of covenants				

3. Water Master

A Water Master Report was given by Steve Peterson.

- a. Expect water about mid April
- b. LID by KID was discussed. Repairs and upgrades to systems could be costly.
- c. A question was asked, "Could we hire a Water Master Service"? That would be an option, but a volunteer Water Master would be the lowest-cost option.

- d. Steve stated that now would be the time to check and repair home irrigation systems.
- e. Steve stressed that Water Master need help from the neighborhood.

4. Collection of Past Dues

- a. Doug attended small claims court. He was able to collect on one account; judgment was in PHHA’s favor on another one.
- b. Lien rights would help with the process but the proper legal paperwork must be in place.
- c. Homeowner question: How will the neighborhood understand Lien Rights? Doug stated that a vote would be required, another meeting would be held and the process would be explained.

5. Welcome Committee

Elena Brown discussed the need for a Welcome Committee. Names were collected to help welcome new homeowners into the neighborhood. Six members volunteered to help.

6. Elections

A motion was approve to elected the following members to the Board for two-year terms.

Position	Name
President	Doug Brown
Vice President	Jude Homewood
Secretary	Ron Mabry
Water Master	Steve Peterson
Board Member	Dan Hane
Board Member	Rich Nelson

7. PHRA

Brian Olson spoke on behalf of Panoramic Heights Recreation Association. Brian discussed what PHRA has to offer the members and guess members. A yard sale will be held this spring to fund a solar heater for the pool

8. Traffic

The developers of the Southridge project adjacent to our neighborhood were required to set aside \$15,000 for “traffic calming” measures in our neighborhood. John Deskins, PHHA resident and City of Kennewick Traffic Engineer, spoke about traffic calming.

- a. Four years are left on the agreement that the new developers of Southridge will fund traffic calming devices in Panoramic Heights. A committee will be formed to determine the proper device.
- b. Members requested a stop sign at Grant and 25th and a speed limit sign east end of 27th. John Deskins will look into the matter.

9. Paying PHHA Dues

Doug requested that the dues are paid on time and mailed (not dropped off at a home address).

The meeting was adjourned at 8:25 pm.