



PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

A Great Place to Live • Established 1981

Officers

President
Dana Warren
833-5703

Vice President
Gail Brittan
827-5776

Secretary
Kathryn Moore
833-2521

Treasurer
Travis Warwick
843-3242

Directors
Sue Goldstein
833-7851

Jim Stahl
833-4415

Robert Webb
833-7307

Management Services:
Coal Morton, Inc.
Phone: 249-2736
Fax: 234-5952
Mary@coalmorton.com
Lou@coalmorton.com

(MMSC:
motion was made,
seconded, and carried)

Date March 14, 2011 Board Meeting Minutes

CALL TO ORDER

President called meeting to order at 7:08 pm

ROLL CALL –

Board Members Present : Dana Warren, Gail Brittan, Kathryn Moore, Travis Warwick, Sue Goldstein, Jim Stahl, Robert Webb

Board Members Absent: None

Homeowners Present: Judy Carlson, 102 GCD; Gerry Book, 104 GCD; Judy Savage, 258 GCD; Marilyn Virtue, 6608 OSD; Bonnie Buzogany, 106 GCD; Lou Glauner, Jr.

Management Present: Lou Glauner, Mary Glauner

READING and APPROVAL OF February 14, 2011 MINUTES Motion was made, seconded and carried (MMSC) by Webb and Goldstein to approve minutes.

COMMUNICATIONS FROM HOMEOWNERS

1) Lowery: Reported that there is water in front of 218 GCD. Noted: Mud jacking will be done in the future. Board thanked him for salting and sanding on a problem sidewalk. Board reminds owners to use the available salt and sand to address slippery areas.

2) Horner: Requested that Board remove wet carpet in basement again. Claims to have an agreement with Board to replace carpet as needed. Board discussed fact that water problem was addressed last year and there was no report that there was another leak.

Note: Board asks Owners to report water leaks immediately to CM so it can be addressed quickly. CM will collect a sample of the water so that it can be tested to determine if it is city or ground water. The type of water will determine how it can be repaired.

Mary Glauner will contact the owner to follow up on water source.

3) Buzogany and Book: Reported potholes in driveway. This will be addressed with temporary patches now and more permanently in September when a drainage ditch is placed in driveway. Buzogany requested that a dead animal hanging in a tree be removed. CM will remove.

4) March 2, 2011, hit and run accident on property damaged a tree. Will follow-up to determine which entity, driver or city, will pay for a new tree should the damaged tree die.

FINANCIAL REPORT

Travis Warwick reported that as of February 28, 2011, there is:

\$56,793	Checking
\$55,145	Reserve
\$33,033	Insurance
\$88,178	Fortune total
\$144,972	Total Assets

MMSC Goldstein and Stahl to approve financial report

COMMITTEE REPORTS

- **Pool** - No report
- **Green Living Committee** - Meeting on March 22, 2011
- **Property Committee** – No report
- **Neighbor to Neighbor Committee** – Community garage and bake sale on May 21, 2011. Dumpsters will be available that weekend. **Note:** Cookbook may be available by end of May. Please forward your recipes to **Judy Carlson at sunnyboy1@tds.net** for inclusion in PVHA cookbook. PVHA will be able to publish it.
Menards has various sized rain barrels available.

MANAGEMENT COMPANY REPORT

- 1) Requested three bids for waste removal: PVHA's current provider, Waste Management will raise price 3%, Veolia will send bid, and Pellitteri Waste Services will not compete for residential services.
- 2) Duct work is going to be installed in the PVHA Maintenance building for more efficient and quieter use of the furnace and CM will check on cost of AC for the building. Weather-stripping will be added under the maintenance room door.
- 3) USA Pools will be used for the seasonal opening and closing of the pool. Will check chemicals once per week and CM will check rest of time.
- 4) Will get three bids for replacing pool's filters and pump.
- 5) PVHA webpage is up and running (www.parkwoodvillage.org).

OLD BUSINESS

- 1) Water Updates: Intermittent water in 6638 OSD, 6640 OSD, 32 and 34 GCD, and 218 GCD. Drainage problems in 34 GCD (Freddie Mac owns unit) and 36 GCD. PVHA will pay to raise the garage but the patios must be raised also in order to solve the problem. Patios are the financial responsibility of the Owner. The Association will work out a payment plan to accommodate Owners.
- 2) Will resend parking rules to all Owners with a map of fire lanes. Reminder: PVHA does not have any reserved parking spaces. Please be considerate of others. Thanks: Brittan, Savage, Glew and Webb will deliver fliers.

NEW BUSINESS

- 1) Garages: An Owner requested permission to cover garage door with decorate magnetic picture. Board will allow small decals but not those covering the whole door.
- 2) Owners are requested to paint garage doors this summer to match the siding. MMAS by Brittan and Webb to buy paint and ask owners to have door painted. Goldstein abstained.
- 3) Tree and bush trimming will proceed. Apple scab will be addressed through trimming rather than spraying. PVHA will replace 8-10 shrubs per year. Feedback from Owners will be appreciated!
- 4) Mulching will begin in April and is to be used for public common space garden areas.
- 5) Garage trim will continue to be done during the summer.

- 6) Fence painting will continue during summer by volunteer owners. CM will look into composite fences for those Owners who indicated that they were willing to pay for it themselves. PVHA needs to install a composite fence as a test to determine if they are worth the money.
- 7) CM will move the fence out next to the maintenance building where ground waste is placed so that the trailer can be moved into that area and Owners can place the waste directly on the trailer.
- 8) President Warren attended the CAI conference in Milwaukee and came back with information to share with the Board: 1) Boards need to understand their own budget even if they have a management company; 2) We need to look into whether Owners may use the money placed in reserve accounts for capitol improvements to reduce taxes; 3) Wants to work with other condo associations to provide training on financial management; and, 4) Regarding lawn care: solid, tight grass reduces need for chemical weed control.

The next board meeting will be May 9, 2011. Please send agenda items to Kathryn Moore no later than April 8, 2011.

Minutes prepared and submitted by Kathryn Moore, Secretary.