



# 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: October 10, 2011      Board Meeting Minutes**

## CALL TO ORDER

President called meeting to order at 7:04 pm

## ROLL CALL –

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

**Board Members Absent:** Jim Stahl

**Homeowners Present:** Linda Borchardt, 18 GCD; Jim Jackson, 20 GCD; Gerry Book, 104 GCD; Bonnie Buzogany 106 GCD; John Lowrey, 222 GCD; Kate Roberts, 228 GCD; Marilyn Virtue, 6608 OSD

**Management Present:** Lou Glauner, Mary Glauner

**READING and APPROVAL** of September 12, 2011 Minutes: Motion was made, seconded and carried (MMSC) by Goldstein and Webb to approve minutes.

## COMMUNICATIONS FROM HOMEOWNERS

- 1) Linda Glover thanked Board for sympathy card.
- 2) Homeowners are reminded to be considerate of your neighbors when doing your remodeling projects. Although City policy states that contractors may not start work before 7:00 am due to noise concerns, keeping in-home projects between 9am and 9pm would be considerate of your neighbors.

## FINANCIAL REPORT

Travis Warwick reported that as of September 30, 2011, there is:

\$10,335	Checking
\$100,035	Reserve
\$1,186	Insurance
\$101,222	Fortune total
\$111,558	Total Assets

MMSC by Warwick and Goldstein to accept financial report

Board Budget Committee, Warwick and Brittan, met with Coal Morton to prepare budget brief for Homeowners meetings.

Drainage ditches and raising garage floors at 34 and 46 GCD will use about \$43,000 from reserve funds. Operating fund will be around \$10,000 by the end of this fiscal year.

## **COMMITTEE REPORTS**

- **Pool Committee** – No report
- **Green Living Committee** – Would like to know if rain barrels worked and if anyone else wants one. The committee is recruiting volunteers so that they can start planning for next year
- **Property Committee** - See attached recommendations and the Board's responses
- **Neighbor to Neighbor Committee** – No report

Note: The Board is looking for committee volunteers for the next year. If you would like to volunteer contact a Board member.

## **MANAGEMENT COMPANY REPORT**

- 1) Management Company has been planting grass seed. Sidewalks should be done with snow blowers rather than plows to preserve grass.
- 2) Owners need to water grass, new trees, and places where blue flags have been placed.
- 3) Work on 34/36 GCD will proceed now that both owners have signed the agreement to cover the cost for the garage floors and patios. Work is scheduled for October/November.
- 4) The bids for the drainage project between 102 and 132 GCD will be in this week and the Board needs to vote by email to get the project started on time.
- 5) Roofs at 2 and 4 GCD will be paid for by the insurance money that PVHA received following the hail storm.
- 6) Management Company will clean the gutters on garages now that the leaves are mostly off the trees.
- 7) Informational meetings for home owners will be held on Monday, October 24th and Saturday, October 29th. The first draft of the 2012 budget has been completed and will serve as the basis for discussion.
- 8) The annual meeting was rescheduled for November 17, 2011 due to time conflicts.

## **OLD BUSINESS**

## **NEW BUSINESS**

- 1) The Orkin Pest Control contract covers outside work only. They do 4 complementary indoor visits per month and may charge for indoor services. A home owner had an issue with the service provider and Coal Morton was asked to get estimates from other companies.
- 2) The president asked if PVHA wants to have an informational speaker at the annual meeting.
- 3) Another foreclosure action has been started by a bank.
- 4) Renters are moving in to 6602 OSD.

MMSC by Webb and Brittan to adjourn the meeting at 9:27 pm

The next board meeting will be November 14, 2011, please send agenda items to Kathryn Moore no later than November 13, 2011.

Minutes prepared and submitted by Kathryn Moore, Secretary.

The Parkwood Village Association website is: [www.parkwoodvillage.org](http://www.parkwoodvillage.org)

**See next page for:  
Property Committee Recommendations and Board Response**

October 10, 2011 PVHA Board Meeting  
Property Committee Recommendations

1) Hill around parking lot next to 2 GCD - Suggest that hill be built up so that it looks smooth. Ground cover could consist of grass or perennial flowers, either wild or desert so that it doesn't need to be watered. Need to keep in mind that it is piled with snow every year.

Response: Committee members to discuss over the winter. Committee members include Kathryn Moore, Dana Warren, and Linda Borchardt.

2) The sidewalks and stoops along the front of building 6652 to 6642 should be filled in and built up. There are cracks and dangerous dips beside sidewalks and stoops.

Response: Coal Morton will reassess each individual stoop area and recommend solutions which might include filling in space with dirt and grass seed, mudjacking where necessary or removing and repouring concrete walks. Lou Glauner will also contact the property owner (City of Madison) and ask them to take care of the problems with the asphalt public sidewalk along the park. It is their responsibility.

3) Asphalt in many places throughout the complex is broken and has large holes due to age and weight of garbage trucks.

Response: PVHA is addressing this problem driveway by driveway.

4) Unpainted AC screens/grids in garages need to be addressed. Is there any paint that can be sprayed on them?

Response: This problem will be addressed by adding louvers to cover or replace the grates. Will prepare a plan to install louvers.

5) Unmatched color on garage doors could be addressed by PVHA paying for the paint and the labor.

Response: Garage doors are the responsibility of the homeowner. Homeowner can request paint in the color that complements the building siding from Coal Morton. Uniformity can not be required, but consistency will make the complex look its best. This issue will continue to be discussed in the spring.

6) Fences don't match. We may want to develop a long term plan to redo all fences so that they are the same.

Response: The Board would like the fences and garage doors to be consistent on each building. The garage doors should either match the siding or be painted dark brown. Homeowner, David Fine, has volunteered to paint fences and garage doors and owners may request paint from Coal Morton. Other homeowners have indicated a willingness to paint their own fences, too, and may request paint from Coal Morton.