



PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

A Great Place to Live • Established 1981

Officers

President

Dana Warren
833-5703

Vice President

Gail Brittan
827-5776

Secretary

Abbie Norderhaug
833-3965

Treasurer

Susan Day
203-5430

Directors

Sue Goldstein
833-7851

Jim Stahl
833-4415

David Fine
833-4454

Management Services:

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

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

November 11, 2010 Annual Association Meeting Minutes – Subject to approval
November 2011

CALL TO ORDER

President called meeting to order at 7:10 pm

ROLL CALL

Board Members Present: Dana Warren, Gail Brittan, Susan Day, Sue Goldstein, Jim Stahl, David Fine, Abbie Norderhaug

Management Present: Lou and Mary Glauner

PROOF OF QUORUM

Secretary reported quorum present. Total of 56 homeowners in attendance at the start of the meeting (42 in person and 14 by proxy) with 1 late arrival.

READING and APPROVAL OF 2009 MINUTES

Minutes from Annual Association meeting on 11/12/2009 and the special meeting on 2/8/2010 read by President. MMSC (Homeowners from 210 GCD, Robert Webb, and 134 GCD, Marlene Reineking) to approve the 2009 Annual Association Meeting Minutes as submitted.

PRESIDENT'S REPORT

President Dana Warren gave an overview of the year from the Board's perspective.

- Introduced the new management team of Lou and Mary Glauner of Coal Morton Inc.
- Completed many projects on the list of things to accomplish
- The Virginia Graeme Baker Act (VGBA) work was completed this summer, and was the reason the pool was only open for half of the season. Only opening the pool for half the summer also helped the association budget.
- The pool heater was overhauled
- The Association removed about 7 trees and planted about 12 trees
- The parking lot was re-stripped thanks to volunteers, the only cost to the Association was paint
- Dirt piles were removed
- The fence area near Memorial High School was cleared and planted
- The Association is coordinating additional insulation installation for interested homeowners
- In 2011 work will begin on the garage grates, the grates will be replaced with siding as homeowners replace old air conditioners

TREASURER'S REPORT

Susan Day reported account balances as of 12/31/09

Checking account- \$13,145.95
Savings account- \$37,787.87
Ice dam- \$3,175.84
Ended the year with- \$54,109.66

Year to date accounts (as of 10/31/10)
Collected dues- \$211,589.39
Expenses- \$213,071.24

Reserve fund- \$143,969.76
Dispersed- \$105,762.18

Checking account - \$16,910
Savings account - \$40,900
Insurance fund (hail damage) - \$33,033

The special assessment should have collected \$81,400, but is currently at \$63,314.65. In the days preceding the meeting 3 units have caught up with money owed the Association.

The treasurer would like to give credit to Coal Morton for spending money carefully.

Budget

- Lou projects a 5.1% increase because the pool budget doubled from the 2010 budget and trees and shrubs need to be replaced. Lou notes that trees and shrubs have been moved from the reserve budget to the operating budget
- Ice dam removal was increased
- Allowance was included for bad debts

Reserve expenses (many reserve expenses were modified in the reserve study, Lou has examined the report and developed alternate, less costly, ways to address these issues)

- Roofing-cost from roofing was re-estimated based on increased costs
- Asphalt-does not need to be sealed
- Sidewalks-a survey of the property revealed that not all the sidewalks estimated in the reserve study will need to be replaced
- Drainage projects-add storm drains which run into the city storm sewer.
- Fences-Reserve study did not include money for fence replacement, so it has been added, recommend replacing fences with composite lumber, which will allow the fences to be replaced only once.
- Pool filters- are leaking and need to be replaced
- Pool pump-needs to be fixed or replaced

Hopefully by depositing an additional \$10 per unit per month in the reserves for the next two years will eliminate the need for future special assessments

Question from homeowner- is the reserve fund healthy enough for people to get mortgages in the association? Not really, the reserve fund for an association the size of Parkwood Village should be between \$80,000 and \$90,000

Also noted - the FHA will not recertify approved condos without the Association reapplying

Question from homeowner-if drainage projects are delayed, is it likely the cost will increase? Yes, the main cost of the drainage projects is tied to the cost of asphalt.

Homeowner comment-Note that water is included in the condo fees, if each unit paid its own water bill, it would be about \$34 per unit per month

Dave Ferwerda (264 GCD) would like to oppose the vote based on section 440.1(A) which says that members can approve or disapprove the budget, not have an option A or B. He would like to remove the budget vote from the agenda.

President notes that if the budget is not passed, the current budget, including the special assessment will continue.

Discussion of whether or not the special assessment was part of the operating budget.

President maintains that the special assessment was part of the operating budget

Dave Ferwerda - according to Section 402 if there are unbudgeted expenses the members shall hold a special meeting to consider a special assessment. Also cites 401 that the budget should have a yes or no vote.

President maintains that by approving one option, is voting no to the other option

Dave Ferwerda moves to suspend the vote

President- not entertaining motions

Dave Ferwerda - Moves to remove the vote from the agenda, Diane Habich (140 GCD) seconds

Liz Primozic (202 GCD)- feels that members of the Association are being manipulated, due to the presentation of the ballot, members should not get two choices for a vote, they should get a "no" option.

Gail Brittan- There was no intent to manipulate, if neither option is acceptable, members do not have to vote

Dave Ferwerda - can't modify the ballot because it needs to be mailed out 10 days ahead of time

Bob Webb (210 GCD)- The Board should have presented a budget with a yes or no vote

President- Notes that with that format a budget hasn't been approved until well into the next year, which makes operating the association difficult

COMMITTEE REPORTS

POOL COMMITTEE-No report

PROPERTY COMMITTEE (Kathryn Moore)

- Trimmed bushes and shrubs
- Removed weeds and planted along the fence line and at the front
- Planted 12 trees

NEIGHBOR TO NEIGHBOR COMMITTEE (Nancy Evans)

- Garage sale and bake sale raised funds for a pot luck
- Hoping to advertise the garage sale more next year
- Use the community room for puzzles or scrabble

GREEN LIVING COMMITTEE (Sue Cesnik)

- New committee members welcome
- Looking at ways the association can save money and have less of an environmental impact
- Surveyed homeowners and are now trying to find people to help with lawn care and water conservation

ELECTION OF 2011 BOARD OF DIRECTORS

Additional nominations taken from the floor. Candidates introduced themselves and made statements. Election occurred. Voting results follow:

President (unopposed):

Dana Warren 47

Vice President (unopposed):

Gail Brittan - 57

Treasurer (unopposed):

Travis Warwick - 56

Secretary (unopposed):

Kathryn Moore - 52

Director:

Robert Webb- 37

Bonnie Buzogany- 19

Sue Goldstein and **Jim Stahl** continue terms as Directors

RESULTS OF VOTE ON 2011 BUDGET

Option A -35

Option B-19

John Lowrey would like to thank Judy Savage for all her work gardening.

Meeting adjourned at 9:00

Notes prepared and submitted by Abbie Norderhaug, PVHA Secretary