



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
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Mary@coalmorton.com
Lou@coalmorton.com

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

Date: November 17, 2011 Annual Board Meeting Minutes

CALL TO ORDER

President Dana Warren called the meeting to order at 7:04 pm

ROLL CALL –

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

Board Members Absent:

Quorum of Homeowners present in person or by proxy: 57

Management Present: Lou and Mary Glauner

READING and APPROVAL OF November 11, 2010 Minutes: Motion was made, seconded and carried (MMSC) by Webb and Brittan, to approve minutes of the 2010 Annual Meeting.

PRESIDENTS REPORT:

President Dana Warren views Parkwood Village Homeowners Association as a business and relies on the Coal Morton Management Company to carry out the responsibilities of the business. Coal Morton carries out the will of the Board, researches and offers recommendations for service providers, provides employees, and supervises vendors and employees in completion of work.

MANAGEMENT COMPANY REPORT:

Lou Glauner of Coal Morton provided a brief summary of the 2011 accomplishments.

- 1) Developed and implemented the PVHA website.
- 2) Worked with American Family Insurance to obtain money to cover hail damage.
- 3) Conducted a review of the reserve account and made recommendations to update the reserve fund.
- 4) Major projects include some major roofing and siding projects.
- 5) Reconfigured the storage area to provide room to save some siding.
- 6) Trimmed most burning bushes to a six foot height.
- 7) Brought in 6 yards of mulch for use around the shared property.
- 8) Replaced the pools fiber glass pumps.
- 9) Raised garage floors on two units which were sinking and allowing water into the basements.
- 10) Hired Boley Tree Service to plant small trees and bushes in 8 locations.
- 11) Completed over 400 work orders with 123 outstanding.

TREASURERS BUDGET EXPLANATION:

Travis Warwick explained the proposed Annual Budget which is up for approval at the Annual Meeting and thanked Homeowners for input on the budget. PVHA has a 2 part budget which consists of the operating budget and the reserve fund.

The Board is proposing an increase in the operating budget to cover the increases in the property insurance costs, the water bill, and pool maintenance. Also, a state law was passed in 2006 requiring condominium associations to have an adequate reserve fund so PVHA will increase the reserve fund to fulfill this obligation.

The budget was approved by a vote of 47 out of 57 owners either in person or by proxy.

COMMITTEE REPORTS

- **Pool Committee-** Had a successful year
- **Green Living Committee-** See attached report
- **Property Committee-** See attached report
- **Neighbor to Neighbor Committee-** The committee held 5 events in 2011: The annual bike checkup was held in May, the garage and bake sale in June, the annual picnic was held in July on the hottest day of the year, the pool closing ice cream social which was held on the coldest day all summer, and a Halloween party for children and adults.

The cookbook project still needs more recipes. Send your recipes to Judy Carlson at sunnyboy1@tds.net

The Board is seeking volunteers for all of the committees.

ELECTION RESULTS

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

President:
Dana Warren

Vice President:
Gail Brittan

Treasurer:
Travis Warwick

Secretary:
Marlene Reineking

Director:
Marilyn Virtue

GUEST SPEAKER ALDERMAN MARK CLEAR

Mark Clear introduced himself and updated PVHA on developments in the neighborhood.

AWARDS AND DOOR PRIZES

Door prizes were awarded to many owners.

Certificates of Appreciation were awarded to the following individuals:

Linda Borchardt	Pool Committee
Susan Cesnik	Green Committee
Nancy Evans	Neighbor to Neighbor
Sue Goldstein	Serving for 23 Years

Guests:

Phil and Heather Kleiboer provided an update on Property Services of Madison, Inc. They provide PVHA's snow plowing and lawn care.

Note: PVHA documents (newsletters, minutes, ordinances, etc.) are now available for viewing on the PVHA website. www.parkwoodvillage.org

The next Annual Board Meeting will be November 8, 2012.

Minutes prepared and submitted by Kathryn Moore, Secretary.

Green Committee Report: Susan Cesnik

Green Living Committee Report 2011

In early 2011 the Committee looked at obtaining rain barrels for the community as a way to reduce water usage for outdoor gardening. The Board approved a small amount of funds (approximately \$120) for the purchase of two rain barrels which were purchased and placed where it was believed they would be of most benefit based on gardening activity and homeowner interest. Primary rain barrel water user reports they were beneficial.

In early 2011 there was also discussion on use of lawn chemicals. Homeowners are divided on the use of chemicals with some Homeowners concerned about excessive weed growth if they are not used. Other Homeowners would like to see chemicals eliminated due to health and environmental considerations. This past summer a small patch of property was left untreated by chemicals to see how the lawn fared with regards to weed control, etc. Casual observation found the area grew well with few, if any, weeds. The Committee would like to continue this discussion and find a compromise that is acceptable to the majority of Homeowners.

There was also a meeting with staff from Green Madison, an agency that can help homeowners find ways to be more energy efficient in their homes in early summer. There is additional information and services available from this organization if there is interest.

For the later part of the year the Committee has been inactive due to other time demands. The Committee is seeking additional interested Homeowners for 2012 to explore further ways in which the Association can be more environmentally responsible while considering costs and budget limitations.

Property Committee Report: Kathryn Moore

Property Committee Report for 2011 prepared by Kathryn Moore (have lived here since July 2001)

Thanks to Members: Judy Savage, Marilyn Virtue, David Fine

Remember when PVHA had not planted any trees for almost 10 years? Over the last two years over 20 trees have been planted on the property along with 8 - 10 bushes, annually. The bushes and shrubs also look good due to a lot more intensive work. I joined the Property Committee because I wanted trees and to be surrounded by green and look what I got. We have all these growing things because:

- 1) We are advocating for them.
- 2) Lou Glauner analyzed the budget and found the money to use for trees and shrubs.
- 3) The Board approved the money for trees and shrubs.

Another long -range goal has also been reached. When I started on the Committee we needed canoes to traverse the grounds after big rains. There was water running and pooling everywhere. PVHA is in the process of completing 4 major storm drain projects, two of which were completed over the last two years. We no longer need canoes.

The grounds look better, the trees and shrubs are in good health, the water problems that we had prior to two years ago have been addressed, and we have plantings and gardens everywhere (but not rain gardens.)

If you want more input in the Association join the Property Committee. You get to spend time walking around the property with the Management Company and Property Services, talking to fellow owners, and making recommendations on items that need to be addressed.