



# PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

A Great [www.parkwoodvillage.org](http://www.parkwoodvillage.org)

## PVHA BOARD MEETING MINUTES MONDAY September 11, 2023, 7:00 pm Hybrid Meeting

### Officers

#### President

Dana Warren  
608-833-5703

#### Vice President

Susan Day  
608-203-5430

#### Secretary

Shelby Lofthus  
715-933-0183

#### Treasurer

Bonnie Buzogany  
608-279-9997

### Directors:

Jim Stahl  
608-833-4415

Kate-Ford-Roberts  
608-576-7496

Susan Golz  
608-772-0208

Management Services:  
Coal Morton, Inc.

Phone: 608-284-9676  
Weekend Emergency:  
259-2820

Mary@coalmorton.com  
Lou@coalmorton.com

MMSC:  
(Motion was Made,  
Seconded and Carried)

### Call To Order:

Dana Warren called the meeting to order at 7:11PM.

### Roll Call:

Board Members Present: Dana Warren, Susan Day, Shelby Lofthus, Bonnie Buzogany, Kate Ford-Roberts, Jim Stahl, & Susan Golz.

### Board Members Absent: None

### Homeowners Present: Hybrid Board Meeting.

Homeowners are invited to join on Zoom or in the community room.

Homeowners joining were: Brandon/Courtney Hellwig, Joan Severson, Jim Jackson, Nancy Evans, Jan Glew, Marilyn Virtue, Judy Carlson, and Gerry Book.

### Management Present: Lou Glauner & Mary Glauner, Coal Morton, Inc.

### Communications from Homeowners in Attendance:

Jim Jackson brought up concerns of motorized vehicles on sidewalks. Jan Glew was curious on what additional trees would be removed yet.

### Review and Approval of July 11, 2023 Minutes:

MMSC by Golz and Ford-Roberts to approve the minutes as submitted.

### Financial Report:

Treasurer Buzogany reported finances as of July 31, 2023.

• Checking	\$48,499.81
• Reserve Fund/Fortune 500	\$220,380.91
• Total Assets	\$268,880.72

MMSC by Lofthus & Buzogany to accept the financial report as presented.

## Committee Reports:

- **Neighbor – 2- Neighbor Committee**

Nancy – End of year picnic was nicely attended and had Mama Meg's, which was a great treat! Thanks to the Ice Cream Fairy who paid for the truck! It is much appreciated! 😊 Next event is the Halloween event being trick or treating and a parade! Make sure to put October 28<sup>th</sup> on your calendar! Nancy is thinking of putting something together to learn more about how to use an AED and Epi pen. Nancy proposes a face-lift to the community room!

- **Pool Committee**

Bonnie – Pool closes on the 17<sup>th</sup>! Should have one nicer weekend left for swimming! Doggy swim is on the 18<sup>th</sup> of September! It was a successful year for the pool, it seemed to be used more than in years past! Susan Golz offered to co-chair for next year. Will update at a later date

## Management Company Report - Activity for July 12 through September 9, 2023

1. Swimming Pool Season has gone well; and, the pool will close on Sunday, September 17, at 9 pm. Doggie swim is Monday, September 18 from 7 to 9 pm.
2. Asphalt Maintenance Met and toured asphalt repair areas with Bob Opie (Poblocki Paving) to obtain a quote for asphalt saw cut out and replacement at three locations. Area 1 (see map) is behind 6602-6606 Offshore Drive. This area has areas that are both sunken and heaved up. If the base and asphalt are not replaced in this area the size of the damaged area will continue to expand due to water infiltration combined with freeze/thaw cycles. Area 2 is smaller but breaking up around a storm sewer drain cover at the back of 144/146 GC. Area 3 is a larger area behind 262-266 GC. This area holds water/ice in the winter and has resulted in previous slip/fall incidents. The area has required regular applications of 50 to 100 pounds of salt on a frequent basis throughout the winter. The asphalt would be removed and the base regraded to move the water away from the drives and center of the trail to the south edge of the asphalt/grass border. Poblocki is a preferred vendor that I have worked with for several decades. To verify that the price is fair and competitive I contacted Wolf Paving (also a very good company). Wolf Paving quoted a price of \$10,000 to \$15,000 to remove and replace an average sized driveway. Areas 1 and 3 are both the size of an average driveway at 11' x 65' and 13' x 60'. In other words, the cost for just these two areas would be \$20,000 to \$30,000 if the work were performed by Wolf Paving. I am seeking Board approval to contract with Poblocki Paving for the asphalt removal and replacement at all three locations for the Proposal Price of \$13,485\*. This price includes saw cut, removal/replacement of the asphalt as well as the complete removal and replacement of the base material in Area 1. Recommended Allocations From the 2023 Reserve Budget \$4,100 was approved in the 2023 Budget for asphalt crack sealing and repairs. \$1,728 was approved for crack repairs. This leaves \$2,372 from planned Asphalt repairs. \* Page 2 of 4 Looking at this year's Reserve Expenditures there is still \$4,900 available in concrete replacement and \$13,000 for unknown settling repairs. I would recommend allocating \$11,100\* from unknown settling repairs to cover the necessary asphalt repairs. Preliminary 2024 Budget and Reserve Funding Notes Trash Collection: Due to recent scheduling issues with Waste Management I am in the process of obtaining a quote from Pellitteri for trash and recycling collection. Asphalt: Rate for asphalt replacement increased from \$27 to \$40 per square yard. This increased the total future cost for asphalt replacement from \$390,000 to \$576,000. Siding: Rate for siding replacement increased from \$5.25 to \$10 per square foot. This increased the total future cost for siding replacement from \$670,000 to \$1.3 million. Roofing: Rate for shingle replacement increased from \$340 to

\$\_\_\_\_\_ per square (100 sq. ft.). This increased the total future cost for shingle replacement from \$563,000 to \$\_\_\_\_\_.

3. Completed and Upcoming Projects • Updated Parking Information List and Parking Ticket Log. Made two parking monitor walkthroughs. Developed a new “No Parking Tag Notice” and “Parking Violation Notice”. Met with Shelby and Tyler so they can monitor parking in the evening hours and weekends. Handled emails from Owners/Guests that received a parking notice.
  - Finished pruning/shearing of all shrubs and yews.
  - Weed/mulch some large common area beds.
  - East of 122 GC cleared out large perennial bed and dug swale for water to flow away from the side of the house.
  - Removed the raised/rotted timber planting bed on the west side of 132 GC.
  - Completed fence repair/painting at four homes (32/34 and 134/136 GC).
  - Frey Construction completed the removal of the brick walls and siding installation at 128, 140/142 GC. Upcoming Projects (to be completed between 9/12 and 11/15.
  - Install shrubs and mulch the area on the west side of 132 GC.
  - Convert the border area along the HS fence north of 2 GC to a No Mow prairie/wildflower area.
  - Fall leaf/gutter cleaning (late October to early November). Will also install gutter guards in a few locations where gutters are located directly below overhanging trees.

## **Old Business:**

None.

## **New Business:**

1. MMSC Day and Fjords to make a policy to define that motorized vehicles are not allowed on PVHA sidewalks.  
Amendment made and second by Lofthus and Golz to follow City ordinance language with how the motorized vehicles are handled on sidewalks.
2. MMSC by Day and Ford-Roberts to approve the contract with Poblocki Paving for the asphalt removal and replacement at all three locations for the Proposal price of \$13,485.
3. Discussion of annual meeting (Hybrid/All in-person/all virtual). It will be in-person with the possibility of attending virtually (out of convenience), but all voting will be in-person or by means of proxy.

MMSC by Lofthus and Stahl to adjourn the meeting at 8:20 PM.

The next PVHA Board Meeting will be Monday October 9<sup>th</sup>, 2023, 7:00 pm hybrid (in person and a virtual option).

All Homeowners are welcome and urged to participate.

If you wish to speak at a Board Meeting please contact the secretary to be placed on the agenda prior to the meeting, and indicate your issue.

●WEEKENDS: Please remember that on weekends - call Coal Morton, Inc. only if you have an emergency. Please use the emergency number: 608-259-2820.

●Please use the maintenance work request form on our web page. It is more efficient for Homeowner and Management than making phone calls. It is important for documenting the Association work projects and requests. [www.parkwoodvillage.org](http://www.parkwoodvillage.org)

Minutes prepared and submitted by Shelby Lofthus. Visit the Parkwood Village Association website for all information: [www.parkwoodvillage.org](http://www.parkwoodvillage.org)