



PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

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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: May 9, 2011 **Board Meeting Minutes**

CALL TO ORDER

President called meeting to order at 7:10 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 Savage, 258 GCD; Jim Jackson, 20 GCD; Bonnie Buzogany, 106 GCD; John Lowrey, 222 GCD; Abbie Norderhaug, 6638 OSD; Sue Cesnik, 124 GCD; Kate Roberts, 228 GCD; George Mickelson, 6632 OSD;

Guest: Michelle Ward, representing Tom Brooks, 216 GCD

Management Present: Lou and Mary Glauner

READING and APPROVAL OF April 11, 2011 MINUTES Motion was made, seconded and carried (MMSC) by Brittan and Stahl, to approve minutes with a change to Bill Lensch's address which is 6610 OSD.

Motion was made, seconded and carried (MMSC) by Warrick and Webb, to approve minutes from the April 11, 2011 closed meeting.

COMMUNICATIONS FROM HOMEOWNERS

- 1) Request that "no parking" sign by 222 GCD be moved to an area where it can be seen.
- 2) "No parking" sign at 6648 needs to be pounded into ground.
- 3) Number 6652 OSD wants gate in fence around parking lot for better/easier access to front door.
- 4) Complaint that Property Services did not rake small garden. Not included in contract.
- 5) Requested stain for wooden fence and request to repair steps near 134 GCD.

FINANCIAL REPORT

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

\$34,145	Checking
\$78,546	Reserve
\$23,734	Insurance
\$102,280	Fortune total
\$136,426	Total Assets

Motion was made, seconded and carried (MMSC) by Webb and Brittan to approve financial report.

COMMITTEE REPORTS

- **Pool-** Jackson reported for Linda Borchardt that pool will open on May 28th and that volunteers are needed to clean furniture before opening day. Committee is also seeking more volunteers to close the pool nightly.
- **Green Living Committee-** Sue Cesnik reported that there are two rain barrels and two small test sites for the experiment being conducted on over- seeding as a method to control weeds. Wants to encourage owners to insulate and will obtain information on available insulation companies.

- **Property Committee-** Request for additional mulch for flower beds. Permission granted to use up the current mulch pile on common gardens and around trees.
- **Neighbor to Neighbor Committee-** Garage and bake sale flier distributed. Additional participation in event will raise money for PVHA annual picnic.

MANAGEMENT COMPANY REPORT

1. Hail Damage Repairs : Jeff Splitgaber (the American Family claims adjuster) is tied up with new claims to the west of Madison and has not looked at the items as requested last month.
2. Kick-out Flashings (area of garages that may be subject to rot): major damage found at 6604 Offshore. Worked on homes from 6602-6606 and 6630-6634.
3. Garage Door Frame Wraps: two more garage door frames were wrapped in April bringing the total to ten.
4. Fence & Garage Door Painting: We have paint for both on hand. Will consult with any resident prior to painting and check condition of fence. Coal Morton will check for rot and prep the fence for painting.
5. Composite Lumber Fences: Met with Struck and Irwin. Will have quotes for review at the next meeting.
6. Bats: Met with Orkin at 104/106 Grand Canyon. Bats are not an infestation but are strays.
7. Gate in fence to the west of 6652 Offshore: Quote from Struck and Irwin is \$820.
8. Prepared:
 - a. Updated summary of estimated reserve income and expenses for this year.
 - b. Comparison prices for roof quotes for this year's work.
 - c. Summary of insurance funds received for roofing and siding.

NEW BUSINESS

- 1) Roofing Quotes: Half of the work is covered by insurance. Recommend that Tempel Roofing is selected as the contractor to perform the roofing replacement at the quoted prices
Motion was made, seconded and carried (MMSC) by Warwick and Brittan to accept bid from Tempel Roofing as recommended by Lou Glauner.
- 2) Program director from City of Madison's Green Program will be invited to meet with interested PVHA owners at 6:30 on June 13th before the Board meeting.
- 3) Warren reported that on May 12th there is a meeting on redistricting for City Council members.
- 4) PVHA encourages owners to use the meeting room for gatherings, informational meetings, etc.

OLD BUSINESS

- 1) 218 Grand Canyon: Water is coming up from basement floor. Zander quote to install 30' drain tile and sump pump system \$2,100. Leak is related to spring thaws when combined with rain fall. Motion was made, seconded and carried (MMSC) by Warwick and Goldstein to send letter to owner informing him that the Association has done all it can to ensure that the water problem was addressed. His issue is caused by ground water and rain fall and a sump pump may be required to handle the problem.
- 2) 6638 Offshore: Water from last month tested by city was ground water. Solution would require installation of a sump pump.
- 3) 216 Grand Canyon: Owner's daughter, Michelle Ward, requested some grading around property, foundation repair, and asked us to put roof repair on our list. Closing is June 3rd,
Motion was made, seconded and carried (MMSC) by Goldstein and Stahl, to send a letter to owner stating that 1) roof will be added to 2012 schedule, 2) Association will pay for half (\$437.50) of the epoxy injection into the crack, and that 3) the management company will meet with the inspector to address grading concerns.
- 4) Skylight request form is attached to minutes.
- 5) Garbage and recycling cans need to be put away by Friday morning following trash pickup.

The next board meeting will be June 13, 2011. Please send agenda items to Kathryn Moore no later than June 10, 2011.

Minutes prepared and submitted by Kathryn Moore, Secretary