



# 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: August 8, 2011 Board Meeting Minutes**

## CALL TO ORDER

President called meeting to order at 7:04 pm

## ROLL CALL –

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

**Board Members Absent:** Gail Brittan

**Homeowners Present:** Marilyn Virtue, 6608 OSD; Jim Jackson, 20 GCD; Judy Carlson, 102 GCD; Gerry Book, 104 GCD; Nancy Evans, 128 GCD; Linda Borchardt; 18 GCD

**Management Present:** Lou and Mary Glauner

**READING and APPROVAL** OF July 11, 2011 Minutes: Motion was made, seconded and carried (MMSC) by Stahl and Warwick, to approve minutes with one correction. Under "Board Members Present" change the name "Webber" to "Webb".

## COMMUNICATIONS FROM HOMEOWNERS

- 1) Owner of 102 GCD requests repair to driveway.
- 2) Owner of 104 GCD wants to asphalt more area near current asphalt.
- 3) Owner of 128 requests replacement tree.

## FINANCIAL REPORT

Lou Glauner reported that as of July 31, 2011 there is:

\$26,561	Checking
\$91,603	Reserve
\$25,423	Insurance
\$117,026	Fortune total
\$143,587	Total Assets

An adjustment was made to the split between the Operating and Reserve fund balances. Please see the attachment.

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

## COMMITTEE REPORTS

- Pool Committee – Some chairs and lawn chairs have been broken and need to be replaced next year. We will begin looking for them this Fall. Jim Jackson checks the chemicals every afternoon. The Pool Chair has received compliments on the pool floor.
- **Green Living Committee** – No report
- **Property Committee** - No report

- **Neighbor to Neighbor Committee** - The annual picnic was held on the hottest day of the year with a good turnout. Thanks to Dana for grilling the meat. Money left over from the bake sale will be used to hold an ice cream social on Labor Day, the last day the pool is open.

**The Board is seeking volunteers for the committees.**

### **MANAGEMENT COMPANY REPORT**

- 1) Hail Damage Repair: American Family claims adjuster agreed to redo siding on 6620 OSD and will inspect roofs at 210, 212, 214, and 216 GCD.
- 2) Boley Tree Service removed six trees.
- 3) The garage will be raised at 34 and 36 GCD and an agreement has been signed by the Owners to replace the patios. This work will be done in October.
- 4) Temple Roofing is scheduled to begin work during the third week of August
- 5) The Engineer is circulating a request for bids for a survey on work for the area near 102-120 GCD.
- 6) Owners at 216 GCD agreed to pay for treated lumber for their fence.
- 7) Coal Morton will clean out light fixtures that need to be cleaned.
- 8) Management shared "Additional Provisions" to lease document that was developed and used by a Parkwood Village Owner, which incorporates requirements specific to PVHA rentals. (See attachment.)

### **NEW BUSINESS**

- 1) Coal Morton is planting grass seed which will need to be watered. Please water those areas for about 10 minutes during the first week.
- 2) Owners are reminded that new trees need to be watered before they go dormant. Two gallons of water is adequate for small trees.

### **OLD BUSINESS**

- 1) Owners are reminded to have their furnaces serviced before winter arrives. Coal Morton has used and recommends Harker Heating and Cooling if you are looking for a company to use.
- 2) The annual meeting will be held on Thursday, November 10<sup>th</sup>.
- 3) Unit 218 has closed and the new owner is Angie Umana.
- 4) Unit 16 has an accepted offer and will be a rental unit.
- 5) Estimates for putting a gate in the fence near 6652 will be compiled.

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

The next board meeting will be September 12, 2011. Please send agenda items to Kathryn Moore no later than September 11, 2011, at [kamus@att.net](mailto:kamus@att.net).

Minutes prepared and submitted by Kathryn Moore, Secretary.