



PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

A Great Place to Live • Established 1981

April 9, 2012 Board Meeting Minutes

Officers

President

Dana Warren
833-5703

Vice President

Gail Brittan
827-5776

Secretary

Marlene Reineking
833-7061

Treasurer

Travis Warwick
843-3242

Directors

Marilyn Virtue
829-2985

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)*

CALL TO ORDER

President called the meeting to order at 7:00 pm.

ROLL CALL

Board Members Present: Dana Warren, Marlene Reineking, Travis Warwick, Jim Stahl, Robert Webb, and Marilyn Virtue.

Board Members Absent: Gail Brittan.

Homeowners Present: Judy Carlson, 102 GCD; Gerry Book, 104 GCD; Sue Goldstein, 6614 OSD; Bonnie Buzogany, 106 GCD; John Lowrey, 122 GCD; and Linda Borchardt, (T) 18 GCD.

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

READING and APPROVAL of March 12, 2012 Minutes.

Under New Business, after list of tools they own, add: "and tools owned by PVHA". Under Pool Committee report after the word Chair, add: "of the Pool Committee." MMSC by Webb and Stahl to approve minutes as amended.

COMMUNICATIONS FROM HOMEOWNERS

- 1) Dave Ferwerda, 264 GCD, requested mowing along the fence near his unit. The area is mowed on a rotation basis and attention will be given to the area after the regular mowing season has started. Ferwerda also filed a complaint about lack of snow removal around his vehicle, which he shoveled himself. Most homeowners contribute shoveling time and the Board declined his request for payment.
- 2) Joe Hynes, 120 GCD, requested to leave his unregistered vehicle parked in the complex until he sells the vehicle. Our condo rules state that unregistered vehicles shall not be parked on the Association property at any time. Request denied.
- 3) Sue Ceznik, 124 GCD, requested that the rain barrels be put out. She also suggested the Board consider purchasing additional barrels. MMSC by Reineking and Virtue to purchase two barrels at a cost of \$55.00 each plus tax.
- 4) John Lowrey reminded the Board that he continues the Homeowner walk every Tuesday and Thursday, 9:00 a.m. Anyone interested should meet at the pool area.

FINANCIAL REPORT

Travis Warwick reported finances as of March 31, 2012.

Checking	\$45,011.01
Reserve Fund	38,219.99
Fortune Savings	8,219.99
Total Assets	\$83,231.00

MMSC by Stahl and Virtue to accept financial report.

COMMITTEE REPORTS

Pool Committee – Linda Borchardt, co-chair, reported they are looking for volunteers to close the pool at night and for cleaning up the pool area, furniture and restrooms before it opens. Judy Carlson will continue to volunteer and clean the restrooms. Thank you JUDY. The pool opens Saturday, May 26, 2012.

Green Living Committee – No report

Property Committee – The Committee did a walk around and has made a list of concerns, which will be forwarded to the Board and the management company.

Neighbor-to-Nighbor Committee – The Easter Egg Hunt was a success and thanks to all who volunteered and to the children for sharing the eggs.

MANAGEMENT COMPANY REPORT

1. **Reserve Update** – Has been completed and will be referenced when preparing the 2013 annual Budget.
2012 Reserve Balance Worksheet – Updated estimate for this year's reserve expenses and projected year-end balance
2. **Tree Trimming** – Boley Tree Service completed trimming all large deciduous trees on the south half of the property. Total Expense: \$4,400 from the \$8,000 annual budget for tree removal and replacement.
3. **Property Tour** – Toured property with Phil Kleiboer, Dana Warren and Coal Morton on March 27. Areas of turf repair were identified as well as some maintenance tasks.
4. **Light Fixtures & Bulbs** – Eight new fixtures were purchased in March (\$36 each). They are made of cast aluminum and have a built in photocell. They match very closely to the current PVHA fixtures, and will be used for replacements as needed. One has been installed on the PVHA clubhouse with a 12-watt LED bulb, which has a life expectancy of 22 years. The current cost is \$18 to \$25 per bulb but prices are coming down. Homeowners may request a new fixture and bulb at these prices plus the cost of labor even if they have one that is operating.
5. **Fence Repairs** – Major repairs were completed at three homes during the month (134 GCD, 136 GCD and 6652 OD). Total expenses \$3,262 - Labor \$1,620; Material \$940; Stain \$152; Demo Hammer \$550. Total Budget (fence repairs/staining) \$6,500. Additional minor repairs will be completed and expensed to Acct 6500 Building Maintenance.
6. **34 & 36 Grand Canyon (Asphalt & Drainage Work)** A new concrete patio will be poured over the existing patio. Boley will remove the tree in the back yard and grind the stump and root to allow water to drain from the yard. The asphalt will be removed from the garage aprons at 34 & 36 Grand Canyon to the storm drain north east of 38 Grand Canyon. The area to be cut out and replaced is marked in green spray paint. Following are price quotes for the asphalt work:

Contractor	Amount	Management recommends that this project be awarded to the low bid by Poblaki Paving. MMSC by Warwick and Webb to contract with Poblacki Paving.
Poblaki Paving	\$5,052	
United Paving	\$5,450	
Payne & Dolan	\$5,700	

7. **Pool Concrete Work** – Six sections at the northeast corner of the pool deck will be replaced.
8. **232 Grand Canyon** – Large overgrown arborvitae at the front corner of the house will be removed and replaced with an upright juniper (Mt. Batten).
9. **6652 – 6642 Offshore** – Met with Ron Klaas of D'onofrio Kotke to discuss this year's drainage project. For cash flow reasons we are shooting for a project date in September after the pool closes.
10. **Financial Statement** – Management prepared, reviewed and footnoted the March financial statement on April 7.
11. **Landscaping** – CM will install some narrow plants to replace burning bushes that were removed from the west side of the pool. Several homes have overgrown yews at the front porches that should be removed and replaced. Any homeowner who wants to have their overgrown yews removed/replaced should contact Coal Morton.
12. **Maintenance** – CM plans to stain some of the small deck/rails on the second floors of the buildings.

OLD BUSINESS

- 1) The Board continues to discuss changes and/or clarifying the rules for dogs
- 2) One condo is currently for sale in the complex.
- 3) Joan Hazel Carter, 6622 Offshore, is recuperating at Oakwood. Greetings may be sent to her at: 335 Hebron Oaks Skilled Nursing and Rehab, 6201 Mineral Point Road, Madison WI 53705. She also welcomes visitors.

NEW BUSINESS

- 1) The Board is reviewing individual unit water meters as the city is in the process of switching to Smart Meters. The current charge to PVHA for the past six months for water and sewer is \$19,047.52 for 2,546,192 gallons of water usage.
- 2) The Board reviewed the proposed renewal contract from Coal Morton Inc. The current contract expires April 30, 2012. MMSC by Warwick and Stahl to accept and approve the contract offered by Coal Morton Inc. for a period of two years and eight months or until December 31, 2014.

MMSC to adjourn the meeting at 8:55 p.m. Minutes prepared and submitted by Marlene Reineking, Secretary.

The next board meeting will be Monday, May 14, 2012 at 7:00. Please send agenda items to Marlene Reineking, mar134wi@aol.com, no later than Thursday, May 10, 2012.

The Parkwood Village Homeowners Association website is: www.parkwoodvillage.org

PLEASE Do not place large items for city pick-up on the grass at the curb. Place items only on the bricked sections of the curb. Attached is the city schedule. Dates marked with black triangles are for large items to be put out to our curb. Large item collection by the city is greatly curtailed during weeks with holidays. When possible, please hold your large items until the collection following a holiday week.