



# PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

*A Great Place to Live • Established 1981*

August 12, 2013 Board Meeting Minutes

## Officers

### *President*

Dana Warren  
833-5703

### *Vice President*

John Lowrey  
821-0157

### *Secretary*

Marlene Reineking  
833-7061

### *Treasurer*

Travis Warwick  
843-3242

### Directors:

Robert Webb  
833-7307

Marilyn Virtue  
829-2985

Jim Stahl  
833-4415

Management Services:  
Coal Morton, Inc.

Phone: 249-2736  
Weekend Emergency:  
259-2820  
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 7:05 pm.

## Roll Call:

Board Members Present: Dana Warren, John Lowrey, Marlene Reineking, Robert Webb, Marilyn Virtue & Jim Stahl.

**Board Members Absent:** Travis Warwick.

**Homeowners Present:** Judy Carlson, 102 GCD; Jim Jackson, 20 GCD; Gerry Book, 104 GCD; Sue Goldstein, 6614 OSD; Bonnie Buzogany, 106 GCD; Nancy Evans, 128 GCD, & Jerry Goeden, 144 GCD.

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

## Communications From Homeowners:

1. Homeowner requested large bush be removed from inside the patio. Management staff will take care of it.
2. Request for PVHA to become certified so Homeowner may qualify for Veterans Administration loan. Both FHA and VA information was reviewed and discussed by the Board and Management. As of this time due to costs to become certified and no knowledge of Veterans being turned away, the Board will not pursue VA Certification at this time.
3. Homeowner requested permission to install amateur radio base station antenna. More information will be requested and no action taken.

## Reading and Approval of July 8, 2013 Minutes:

MMSC by Lowrey & Webb to approve the Minutes as submitted.

## Financial Report:

Lou Glauner reported finances as of July 31, 2013.

Checking	\$38,945.86
Reserve Fund/Fortune 500	60,257.27
Total Assets	\$99,203.13

MMSC by Reineking & Stahl to accept the financial report as presented.

## Committee Reports:

Pool Committee – Homeowner complaint regarding reserving chairs at the pool. Leaving your towel cannot reserve pool chairs; and, if you are not at the pool, anyone may remove your items from the chair.

Property Committee - No report

Owner Relations Committee – No report.

Neighbor-to-Nighbor Committee – Annual picnic was well attended. Next event: Pool Closing Ice Cream Social – Saturday, September 7, 2013 – 3:00- 4:30. Everyone is urged to attend.

### **Management Company Report - Activity for the month of July 2013.**

1. **Raise Rite Quote** 214 and 244 GCD - for three resistance piers at each unit to stabilize foundations for a total price of \$10,150. Estimate is \$2,000 higher than projected as engineer specified three piers for 244 GCD. \$5,000 is included as an approved budgeted expense for 214 GCD. Request Board approval to proceed with this project. MMSC by Webb & Stahl to approve proceeding with project.
2. **246-254 GCD & 232-238 GCD** - The nursery stock was planted and the grass is starting to grow. Over-seeding will occur in early September. The toilet stool at 238 GCD backed up. Action Plumbing found the sewer pipe full of water and backed up for a distance of 60'. The toilets and shower were connected to the original sewer pipe, which was disconnected. Monona Plumbing connected it to the new sewer pipe.
3. **Concrete status** - Management conducted a tour of all front stoops and sidewalks in PVHA on June 17, 2013. Lists were made for replacement, mud jacking and grinding. Quotes are being solicited for concrete replacement.
4. **Swimming Pool** - 2013 season continues to go well. Pool electrical costs have increased this season due to higher rates.
5. **Wagner CPA Reviews PVHA Financial Records** - On July 31, 2013 Jason Oswald (Wagner CPAs) spent a day reviewing the PVHA 2012 financial records and Board meeting minutes. They will complete the report and file the 2012 tax return prior to September 15. Wagner filed an automatic extension for the tax return back in March.
6. **Preliminary 2014 Budget**- Management will begin work on the 2014 budget in September. Residents are urged to contact Management, or a Board member, on issues they would like to see addressed in next year's budget.

### **Old Business:**

1. A resident student will be taking woodworking in school & will build the Little Library as his class project.

### **New Business:**

1. None.

MMSC by Stahl & Webb to adjourn the meeting at 8:15 pm.

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

Please send agenda requests to Marlene Reineking, [mar134wi@aol.com](mailto:mar134wi@aol.com), no later than Thursday, September 5<sup>th</sup>.

**Please place only large items, for city pickup, on the curb at the designated area only - up by the fence. Upcoming dates are September 13<sup>th</sup> and the 27<sup>th</sup>. (FRIDAYS). Do not place any large items out at the curb until the Thursday night before these dates. This is a city ordinance.**

Do not place any garbage or cardboard on the curb. Use your green bin for garbage items and yellow bin for cardboard.

The next board meeting will be Monday, September 9, 2013, in the PVHA Community Room at 7:00pm. All Homeowners are welcome and urged to attend.

Minutes prepared and submitted by Marlene Reineking, Secretary. The Parkwood Village Association website is: [www.parkwoodvillage.org](http://www.parkwoodvillage.org)

- PLEASE OBEY THE SPEED LIMIT – 5 MPH - both entering and exiting the complex.
- WEEKENDS: Please remember that the Management Company, Coal Morton, Inc., is available to take your calls five days a week. On weekends - - call only if you have an emergency. Please use the emergency number: 608-259-2820.