



PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

A Great Place to Live • Established 1981

August 13, 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 7:07 pm.

ROLL CALL

Board Members Present: Dana Warren, Gail Brittan, Marlene Reineking, Robert Webb and Marilyn Virtue.

Board Members Absent: Travis Warwick & Jim Stahl.

Homeowners Present: Judy Carlson, 102 GCD; Jim Jackson, 20 GCD; Gerry Book, 104 GCD; Sue Goldstein, 6614 OSD; Judy Savage, 258 GCD; Linda Borchardt (T) 18 GCD; Bonnie Buzogany, 106 GCD & George Mickelson, 6632 OSD.

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

COMMUNICATIONS FROM HOMEOWNERS:

1. None

READING and APPROVAL of July 9, 2012 Minutes: MMSC by Webb & Virtue to approve minutes.

FINANCIAL REPORT

Lou Glauner reported finances as of July 31, 2012.

Checking	\$37,927.14
Reserve Fund/Fortune 500	49,598.17
Total Assets	\$87,525.31

MMSC by Reineking & Brittan to accept financial report.

The Board discussed the foreclosures in the Association. Two more units were added to the foreclosure process this month bringing the total to four for 2012. MMSC by Brittan & Webb to send a financial resource and foreclosure information packet to homeowners after two months of missed condo fees. Additionally, a condominium lien will be filed against the property. Should Management, at any time, be served with a foreclosure of mortgage summons, the Homeowner will then receive a letter to inform them of the Board's awareness to this action.

COMMITTEE REPORTS

Owner Relations Committee: The committee met with Jim Jackson regarding pool policies. Jim is very helpful in pool operations before and after pool hours.

Pool Committee: All is going well at the pool. Homeowners should not hesitate to talk to parents at the pool if they see their children are breaking the pool rules.

Property Committee: A rain barrel will be placed at the corner near 132 GCD.

Neighbor-to-Neighbor Committee: The pool will stay open, but not heated, until the Saturday after Labor Day, September 8th. A pool closing ice cream social will be held on that Saturday.

MANAGEMENT COMPANY REPORT - Activity for the month of June:

1. Drainage Project - D'onofrio Kotke performed the survey work for this year's proposed drainage project. The storm drain will run from 6652 to 6640 OSD and include a drain for the sidewalk just west of the PVHA Clubhouse. The project should begin the first week in October.
2. Turf Damage – In a recent property tour, it was noted several large areas of turf appeared to have died from the prolonged drought. We plan to have these areas slit seeded the first week in September.
3. Concrete Walk Replacement - The sidewalk in front of 220-224 GCD splits into two paths with a small area filled with stones in between. All of the sections are split apart and are shifting. Management proposes including in the budget next year, the replacement of this dual walk with a single walk and then filling in the sides with turf. The section to be replaced is 4' x 52' with an estimated cost of \$1,500 for the project.
4. Maintenance Projects - Fence repair was completed at 6608/6610 OSD. Plans are to complete work on three more fences this year (120, 6622 and 24). Wall rot was repaired at 6652 OSD and a kick-out flashing was installed.
5. Swimming Pool - Pool operation continues to go smoothly this summer. Chlorine use is up due to the extensive string of hot sunny days, which can create algae.
6. Permanent Safety Anchors for the Roofs - Tempel Roofing installed the safety anchors on the roof peaks last month. CM purchased two safety harnesses for use in this fall's gutter cleaning.
7. For the Near Future
 - a. Shrub trimming - to be completed by Labor Day.
 - b. Kick-out Flashings - plan to install 10 to 20 based on current remaining budget.
 - c. Concrete Replacement - mid September or early October. Eight sections at north end of the pool deck plus areas noted from property tour.

OLD BUSINESS

1. The barking dog complaints appear to be quiet for now.
2. The weight limit of dogs will be discussed by a separate committee, which could include a survey of our dog population. A proposal may be presented at the Annual Meeting to determine the views of the Homeowners.

NEW BUSINESS

1. Many Homeowners have been picking up their new parking stickers.
2. Coal Morton is researching the cost to make digital copies of PVHA historical papers. Some costly so will continue to look for a more efficient process.
3. The water meters in the complex are scheduled for replacement in 2013. Discussion of individual unit meters has been tabled for now due to cost.

MMSC By Webb & Virtue to adjourn the meeting at 8:35 pm.

The next board meeting will be Monday, September 10, 2012, in the community room at 7:00pm.

Please send agenda items to Marlene Reineking, mar134wi@aol.com, no later than Thursday, September 6, 2012.

Please continue to place large items at the curb on the bricked areas only. **Large item pickup dates for September are FRIDAY the 14th and FRIDAY the 28th**. Do not place any items out there until the night before these dates.

Minutes prepared and submitted by Marlene Reineking, Secretary. The Parkwood Village Association website is: www.parkwoodvillage.org

Reminder: The Board continues to look for committee volunteers. If you would like to volunteer contact a Board member.