



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)

requested \$150 for seed and a rain barrel that attaches to a condo down spout to try the experiment. MMSC by Goldstein and Webb to approve giving the GC \$150 for the experiment.

5) Dana Warren, 6664 OSD, is requesting approval to install a solatube on the roof of her condo. The Board decided that PVHA needed to prepare an approval form similar to the one used for other attachments to units such as satellite dishes and will then approve her request upon signing the form. MMSC by Warwick and Stahl to approve the policy and form update, as well as, the request to install the solatube.

6) Bill Lensch, 6011 OSD, reported the he heard some young students destroy his drainpipe and discuss destroying others. He also took a picture of one of the students. PVHA directed him to discuss the situation with the school.

Date April 11, 2011 Board Meeting Minutes

CALL TO ORDER

President called meeting to order at 7:05 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 Carlson, 102 GCD; Gerry Book, 104 GCD; Judy Savage, 258 GCD ; Marilyn Virtue, 6608 OSD; Bonnie Buzogany, 106 GCD; Bill Lensch, 6011 OSD; Jim Jackson, 20 GCD; Linda Borchardt, 18 GCD; John Horner, 218 GCD; Tom Brooks, 216 GCD; Bill Bodden, 198 GCD; Andy Norderhaug, 6638 OSD; Susan Golz, 30 GCD

Management Present: Lou Glauner, Mary Glauner

READING and APPROVAL OF March 14, 2011 Minutes: Motion was made, seconded and carried (MMSC) by Webb and Warwick to approve minutes.

COMMUNICATIONS FROM HOMEOWNERS

1) Horner, 218 GCD, stated that he has water in his basement again and is requesting that PVHA determine the cause and the solution for this recurring problem. The water issue had been addressed and repaired annually since 2008 but water still comes into the basement each year during the thaw and heavy rains. PVHA will hire Zander to inspect and determine cause.

2) Buzogany and Book, 106 and 104 GCD, reported that both units have bats and that this is a long standing problem. Book reported that a bat came down the fireplace and requested that a screen be placed over the opening. PVHA will investigate how to remove bats and take action if it is possible. There are many other units with bats in the Association.

3) Brooke, 216 GCD, is trying to sell his property and reported that his roof needs to be placed on the roof replacement list and that a foundation crack between 216 and 218 needs to be repaired in order to satisfy the buyer. He asked that PVHA share the cost of repairing the foundation crack with him. The roof will be placed on the reroofing list and PVHA will determine if it needs to share the cost of crack repair following the appraisal report.

4) Bill Bodden, 108 GCD, representing the Green Committee (GC), reported that the GC is recommending that PVHA set up a test site to determine if it is possible to control lawn weeds without using chemicals through overseeding, soil improvement and watering regularly. The GC

FINANCIAL REPORT

Travis Warwick reported that as of March 31, 2011, there is:

\$49,055	checking
\$55,175	reserve
\$33,033	insurance
\$88,208	Fortune total
\$137,264	Total Assets

MMSC Goldstein and Stahl to approve financial report

COMMITTEE REPORTS

- **Pool**-- Linda Borhardt has agreed to chair the Pool Committee again in 2011 and is requesting additional volunteers to assist with closing the pool. The Board is encouraging owners to volunteer and especially asked that people who use the pool step up to volunteer. The pool is scheduled to open on Memorial Day weekend.
- **Green Living Committee**-- Meeting on March 22, 2011. See Bill Bodden's report in the communications section.
- **Property Committee** – Moore reported that she participated in a shortened, very cold, wet walk around the property with CM and Property Services (PS). PS will repair grassy areas that were torn up by the plows and will reseed areas damaged by the use of ice melt. PS suggested that PVHA be mindful of areas where the snow is piled when planning landscaping projects. Judy Savage volunteered to remove climbing vegetation from fences and trees to improve the fence line.
- **Neighbor to Neighbor Committee** – There is going to be a Community Garage and Bake Sale on May 21, 2011. Dumpsters will be available that weekend. **Note:** Cookbook may be available by May 21st. Please forward your recipes for inclusion in the PVHA cookbook to Judy Carlson at sunnyboy1@tds.net.
- **Note:** A flier will be sent to all owners asking for volunteers to keep weeds under control, assist with preparing the pool furniture for the pool opening, and baking for the May bake sale.

MANAGEMENT COMPANY REPORT

- 1) Received three bids for waste removal. CM suggested that we keep Waste Management because they are the most economical.
- 2) Hail damage repairs are being completed. Hasheider Roofing and Siding replaced siding on 5 building faces and CM replaced siding on smaller areas. Some replacements are temporary because CM ran out of the correct replacement color and will correct that problem when the new siding arrives.
- 3) USA pools replaced the pool filters and pumps; the contract with USA Pools was approved by the Board via email and confirmed at this Board Meeting.
- 4) Two more garage door frame wraps were completed at a cost of @ \$80 per door frame. This brings the total up to 8 wraps. PVHA is requesting that owners who damaged their door frames report this and pay for their frame wraps.
- 5) Spring trimming has been completed on the burning bushes and most of the crab apple trees. Some special requests remain.
- 6) PVHA webpage is up and running at www.parkwoodvillage.org.

OLD BUSINESS

- 1) There were few comments on the distributed PVHA parking rules. CM will send notice to owners who park in the fire lane because it a safety hazard.
- 2) Water in basements:
 - 1) Virtue, 6608 GSD, has water in basement during heavy rains. MMSC by Goldstein and Brittan to have Zander diagnose problems.
 - 2) Norderhaug, 6638 OSD, reports water still in basement between units. CM is aware of problem and the type of water (municipal or ground) needs to be determined before it can be repaired.
 - 3) Patio at 6638 OSD still needs to be mud jacked. CM said that this can still be requested and done this year.
 - 4) Number 34 GCD still needs cracks repaired and patio lifted.
- 3) PVHA will request reimbursement from the car's driver or his insurance company for the cost of clean-up from the car accident near the front of the property and will monitor the Association tree that was damaged.

NEW BUSINESS

- 1) Spring projects include: work done by Property Services and roof replacements. Drainage project is scheduled to be completed in the fall.
- 2) Fence painting will continue during summer by volunteers. CM will scrape the fences and replace rotted boards before they are painted.

- 3) CM looked into composite fences for those owners who indicated that they were willing to pay for it themselves. PVHA needs to install a composite fence as a test to determine if they are worth the money.
- 4) CM will replace 5-8 shrubs this spring.
- 5) Gutters are still being cleaned. Damaged gutters and splash blocks will be replaced.

Announcements:

- 1) Are owners interested in participating in a parks watch program?
- 2) Jim Jackson volunteered to repaint the parking lines.
- 3) We are being over- run by rabbits which are eating the bark off our shrubs and trees. Asked CM to contact a pest control company to remove rabbits.

The next board meeting will be May 9, 2011, please send agenda items to Kathryn Moore no later than May 6, 2011.

Minutes prepared and submitted by Kathryn Moore, Secretary.

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