



PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

A Great Place to Live • Established 1981

February 11, 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
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 7:03 pm.

ROLL CALL

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

Board Members Absent: Jim Stahl

Homeowners Present: Judy Carlson, 102 GCD; Sue Goldstein, 6614 OSD; Judy Savage, 258 GCD; & George Mickelson, 6632 OSD.

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

COMMUNICATIONS FROM HOMEOWNERS

1. A Homeowner complained that there is pounding on a door nearby in the middle of the night. Homeowner where the pounding noise occurs will be contacted.
2. There are 3 units for sale in the complex. One sold recently with the closing scheduled for the end of February.

READING and APPROVAL of January 14, 2013 Minutes: MMSC by Webb & Lowrey to approve the minutes as submitted.

FINANCIAL REPORT

Treasurer Warwick reported finances as of January 31, 2013.

Checking	\$40,248.62
Reserve Fund/Fortune 500	66,053.53
Total Assets	\$106,302.15

MMSC by Reineking & Webb to accept the financial report.

COMMITTEE REPORTS

Pool Committee – No report

Property Committee – The Board President reported that the treatments used for lawn care are very near to natural to still be effective. The Coal Morton Team was commended for the excellent job they have done on the sidewalks this winter.

Neighbor-to-Neighbor Committee - The Committee will meet and present their proposed annual PVHA events for approval at the March Board meeting.

Owner Relations Committee – After ten days of sound recording to confirm the dog barking complaint, and interviews with neighbors, it was determined the complaint was unfounded and both Homeowners were informed.

Pet Committee – No report

MANAGEMENT COMPANY REPORT

Activity for the month of January:

1. Audit of 2012 Financial Records - RFP was sent to three CPA Firms on 12/23. Quotes were received from all three firms. Given the size of PVHA and simplicity of its accounting structure the accounting firms felt that many of the processes required in an audit would not apply to PVHA's accounting system. Following is a summary of their proposed price quotes:

Accounting Firm	Full Audit	Review
Wegner CPAs	\$3,200	\$2,300
Grobe & Assoc.	\$4,400	\$3,200
Johnson Block	\$3,400	\$2,400 (verbal)

MMSC by Warwick and Lowrey to select Wegner CPAs to do a Review at a cost of \$2300.

2. Kick-out Flashings - Severe wood rot was found and repaired at three locations - 6622, 6642 and 6650 OSD. The work on garage corner kick-outs should be completed this summer from 2-38 GCD.
3. Mailboxes Relocated - Mailboxes were moved from the front of the buildings back to the garages for 6642 - 6652 OSD.
4. Snow & Ice – Both Property Services and Coal Morton were busy during the past month with several light snow and mixed precipitation events.
5. Clubhouse Remodeling - Work will begin this week. Doors, windows and flooring will be replaced. All trim and baseboard will be oak and stained to match the wood interior finish of the new door. The plumbing will be moved out of the attic and a small water heater will be installed. The plan is to have it completed prior to the March Board meeting.
6. Clubhouse Roof – It is likely that the shingles on 2/3 of the Clubhouse roof will need to be replaced this summer. The shingles in the flat area on the north side were replaced two years ago. Installing solar panels will be researched.

OLD BUSINESS

1. None

NEW BUSINESS

1. The liquor store permit is in process for locating at Clock Tower Court.

MMSC by Lowrey and Webb to adjourn the meeting at 8:10 pm.

The next board meeting will be Monday, March 11, 2013, in the PVHA Community Room at 7:00pm. All Homeowners are welcome and urged to attend.

Please send agenda items to Marlene Reineking, no later than Thursday, March 7, 2013.

Please place large items at the curb on the bricked areas only -- preferably up by the fence. The upcoming dates for city large item pickup are March 1st, 15th and 29th (FRIDAYS). Do not place any items out there until the night before (Thursday) these dates.

Visit the website www.parkwoodvillage.org for the complete 2013 pickup schedule, all PVHA rules as well as other information.

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

Please obey the speed limit – 5 MPH.

Minutes prepared and submitted by Marlene Reineking, Secretary.

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