



PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

A Great Place to Live • Established 1981

www.parkwoodvillage.org

February 9, 2015 Board Meeting Minutes

Officers

President

Jennifer White
225-1097

Vice President

Bonnie Buzogany
829-3503

Secretary

Marlene Reineking
833-7061

Treasurer

Mark Habich
833-6841

Directors:

Jim Stahl
833-4415

Nancy Evans
836-7201

Susan Golz
695-1232

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

Roll Call:

Board Members Present: Jennifer White, Bonnie Buzogany, Marlene Reineking, Mark Habich, Jim Stahl, Nancy Evans. & Susan Golz.

Board Members Absent: None.

Homeowners Present: Judy Carlson, 102 GCD; Gerry Book, 104 GCD; Marilyn Virtue, 6608 OSD; Sue Goldstein, 6614 OSD; Judy Savage, 258 GCD; Dana Warren, 6650 OSD & John Lowrey, 222 GCD.

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

Communications from Homeowners:

1. Homeowners interested in insulating their attics should contact Bonnie Buzogany 829-3505. She is researching company prices for a group price break.
2. Homeowner requested meeting to discuss condo fees. Lou Glauner created a very informative pie chart for the meeting showing how 2015 assessments are allocated. Condo fees are always included in the Annual Budget. The PVHA Budget was approved by a unanimous vote at the fall Annual Meeting.
3. Homeowners responsibility for preventing burglaries. Please remember to keep your garage door closed at all times and lock your side garage door.
4. Homeowner complaint on stoops shoveled too late. The snowstorm and wind created an Emergency situation and stoops were done later but timely for the extent of the storm. Management alerted Property Services of the concern.

Reading and Approval of January 12, 2015 Minutes:

MMSC by Evans & Habich to approve the minutes as submitted.

Financial Report:

Treasurer Habich reported finances as of January 31, 2015.

Checking	\$ 33,420.27
Reserve Fund/Fortune 500	116,229.91
Total Assets	\$149,650.18

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

Committee Reports:

Neighbor-to-Neighbor Committee – Will meet soon to schedule events for 2015.

Emergency Preparedness Committee – No report. Volunteers still needed.

Management Company Report - Activity for the month of January 31, 2015

Activity for the month of January:

1. **Gable Vents** – With a relatively mild January gable vents were installed in front of the rusty air conditioner grates at 6622/6624 OSD.
2. **244 GCD** – Work is progressing on the floor leveling in the kitchen and dining room areas. The subfloor was removed and beveled shims were installed on top of the floor joists. The home owner is paying to have the back room and hallway floors on the second floor leveled at the same time.

Old Business:

1. Patio Fences: Report by Management - **Fence Replacement** – (see PVHA Declaration No.4.Section D.3.b). Fences are the responsibility of the Homeowners Association. Replacement is scheduled over the next 10 years by replacing the fences at 9 – 10 units per year. The \$141,000 cost is based on \$40/linear foot using plastic lumber as slats. Using 7/8” 1x8 cedar will reduce this cost to \$32/linear foot or by \$25,800 overall. The reserve expense projections also contain a \$147,000 expense for scraping and painting the fences every 6 years.
Struck & Irwin recommends leaving the fence to weather to a natural gray color which will last 30 years. This would result in an estimated savings of \$147,000 over the next thirty years. Most fences toured in a recent walk on the west side reveal that 70% to 80% of the cedar fences are left to weather naturally.
MMSC by Reineking & Evans to approve the plan set forth by management stipulating there will be no painting/staining on the outside or inside of new patio fences installed.
2. Gardening in common areas: A committee was formed to draw up a preliminary proposal for landscaping/gardening policies.
3. Addressing individual or community issues/complaints: If you have a concern with your neighbor’s daily activities please either contact a Board member or contact Coal Morton. Please respect the privacy of other Homeowners.

New Business:

1. Policy change for Rental Waiting List: There are past due condo fees for some units on the rental waiting list. A MMSC by Habich & Evans to change the rental policy to state that your name must be present on the rental waiting list. When a rental opening becomes available, all condo fees must be current to be eligible to rent out a unit. If fees are delinquent your name will be moved to the bottom of the list.

MMSC by Evans & Stahl to adjourn the meeting at 8:06 pm.

The next PVHA Board Meeting will be Monday, March 9, 2015, in the PVHA Community Room at 7:00pm. All Homeowners are welcome and urged to attend.

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,

- WEEKENDS: Please remember that on weekends - call Coal Morton, Inc. only if you have an emergency. Please use the emergency number: 608-259-2820.

Please place large items, for city pickup, at the curb on the designated area only - up by the fence. Upcoming dates are March 13th & March 27th (FRIDAYS). **Please do not place any items out there until the Thursday night before these dates.** (City Ordinance 10.18 1)

- **Please** use the maintenance work request form on our web page. It is more efficient for Homeowner and Management than making phone calls. It is important for documenting the Association work projects and requests. www.parkwoodvillage.org

Minutes prepared and submitted by Marlene Reineking, Secretary. Visit the Parkwood Village Association website for all information: www.parkwoodvillage.org