



# PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

*A Great Place to Live • Established 1981*

[www.parkwoodvillage.org](http://www.parkwoodvillage.org)

## January 11, 2021 Board Meeting Minutes VIRTUAL MEETING

### Officers

#### *President*

Shelby Lofthus  
715-933-0183

#### *Vice President*

Lillian McGrath  
833-0037

#### *Secretary*

Marlene Reineking  
833-7061

#### *Treasurer*

Timothy Jaberg  
920-227-8952

### Directors:

Nancy Evans  
836-7201

Jim Stahl  
833-4415

Susan Golz  
772-0208

Management Services:  
Coal Morton, Inc.

Phone: 608-284-9676

Weekend Emergency:  
259-2820

Mary@coalmorton.com  
Lou@coalmorton.com

#### MMSC:

(Motion was Made,  
Seconded and Carried)

### Call To Order:

President Lofthus called the meeting to order at 7:04 PM.

### Roll Call:

**Board Members Present:** Shelby Lofthus, Lillian McGrath, Marlene Reineking, Timothy Jaberg, Nancy Evans, Jim Stahl & Susan Golz.

**Board Members Absent:** None.

### Homeowners Present: Virtual Board Meeting.

All Homeowners are invited to join for audio on Zoom. Homeowners joined in: Dana Warren, Linda Jaberg, Bonnie Buzogany & Kathryn Moore.

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

**Communications from Homeowners:** None

**Communications from Homeowners joining virtual meeting.** None

### Reading and Approval of October 12 2020 Minutes:

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

### Financial Report:

Treasurer Jaberg reported finances as of November 30 2020.

Checking	\$52,332.16
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Reserve Fund/Fortune 500	54,635.34
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Total Assets	\$106,967.50
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MMSC by Reineking & Stahl to accept the financial report as presented.

### Committee Reports:

#### Neighbor - 2- Neighbor Committee

Bell ringing went well New Year's Eve. No activities planned due to Covid-19 Pandemic.

## Management Company Report - Activity for the month of October 10 2020 – January 8 2021.

CM Maintenance, Projects, and Other:

- ◆ Replaced rotted fences at 218 and 240 GCD. Painted fences at 114, 230, 232 GCD and 6602 OSD. Replaced fence gates at 232, 246 and 256 GCD. Cleaned all gutters, removed and replaced loose gutter hangers and installed 200' of gutter guards. The freezing but dry weather in November allowed us to finish gutter cleaning after all the leaves had fallen.
- ◆ Foundation Piers – worked with Raise Rite and homeowners over a three-week period on the installation of 22 foundation resistance piers. Installation of three piers was delayed in one unit due to belongings in the basement preventing access to the walls, now planned for early February.
- ◆ Filled and seeded along the areas where sidewalks were replaced.
- ◆ Finished landscape project near 202 GCD.
- ◆ Worked on coordinating virtual PVHA Zoom Annual Business Meeting (63 in attendance by Proxy or Login). Most ever participating Homeowners in the past 11 years.
- ◆ Obtained competing quotes for PVHA 2021 insurance as Travelers switched to a high Hail/Wind Deductible.
- ◆ TDS Optic Fiber – Pedestals are in. TDS plans to route a single cable through the attic of each building at no cost to PVHA homeowners. No timeline was given for completion of this work.
- ◆ Snow Removal – Prepped for the snow season. The first storm was difficult as the nine inches of snow was extremely wet & heavy. Removed snow from all individual walks and behind garage doors after each snowfall. Overall snow removal has gone well during November and December.

**Old Business:** None

**New Business:**

**RESERVE REPORT:** The Initial Reserve Report Funding Plan. Preliminary review (42 pages).

1. Includes a 6.7% (\$14/year) increase to Reserve Assessment from 2021 thru 2026. This represents an overall increase of \$64 in the monthly assessment over six years. This does not include any increase in the Operating Expenses. In addition a 2% increase (\$3,600 increasing to \$4,200/year) from 2027 to 2035. This represents a \$31 increase in the monthly Reserve Assessment over this nine-year period.

2. Total increase in Reserve Assessment \$95 over 15 years. Management will follow up on some items with Reserve Advisors.

### PROPERTY INSURANCE

2021 Property Insurance was unanimously approved (12/25/20) via email. The Board approved the renewal quote from Travelers Insurance for property and liability coverage for the 2021 calendar year. The 2021 premium is \$22,889 with a \$5,000 deductible except for hail and windstorms which will be at a 2% deductible (applied per building). The premium price includes property, liability, theft and a \$3 million Liability Umbrella.

MMSC by Jaberg & Evans adjourn the meeting at 8:03 pm.

The next PVHA Board Meeting will be Monday, March 8, 2021, 7:00 pm. Due to Covid-19 Pandemic a virtual meeting is planned. 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](mailto: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 pick-up, if they do not fit in your bin, at the curb up by the wood fence **only**, every other Friday. **Please do not place any items out for city pick up until the Thursday night before.** (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](http://www.parkwoodvillage.org)

Minutes prepared and submitted by Marlene Reineking, Secretary. Visit the Parkwood Village Association website for all information: [www.parkwoodvillage.org](http://www.parkwoodvillage.org)