



PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

A Great Place to Live • Established 1981

www.parkwoodvillage.org

January 9, 2017 Board Meeting Minutes

Officers

President

Jennifer White
225-1097

Vice President

Bonnie Buzogany
279-9997

Secretary

Marlene Reineking
833-7061

Treasurer

Mark Habich
833-6841

Directors:

Nancy Evans
836-7201

Jim Stahl
833-4415

Susan Golz
772-0208

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 7:00pm.

Roll Call:

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

Board Members Absent: None.

Homeowners Present: Marilyn Virtue, 6608 OSD; Sue Goldstein, 6614 OSD & Lillian McGrath, 6652 OSD.

Management Present: Lou Glauner, Coal Morton Inc.

Communications from Homeowners: Homeowner inquired about paying the full year of condo fees in lump sum and if they would be eligible for discount. Management and Board will review later.

Communications from Homeowners in attendance: None.

Reading and Approval of October 10, 2016 Minutes:

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

Financial Report:

Treasurer Habich reported finances as of November 30, 2016.

Checking	\$ 62,226.18
Reserve Fund/Fortune 500	209,376.06
Total Assets	\$ 271,602.24

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

Committee Reports:

Neighbor-to-Neighbor Committee – Less people participated in the Halloween Party then last year. New Year's Day party was well attended and enjoyed by all.

Management Company Report – Activity for the months of November and December, 2016.

2017 Property Insurance - Emailed to the Board 11/30/2016.

Following is the renewal proposal from M3-Travelers for Parkwood Village's property and liability insurance for 2017. There are two options, both involve keeping the property and liability coverage with Travelers:

- Option #1 – Equipment breakdown coverage moves to HSB with a \$2,500 deductible. • Total premium - \$18,689
- Option #2 – Equipment breakdown coverage moves to HSB with a \$5,000 deductible. • Total premium - \$18,648

Both options are a premium reduction from the current \$19,104 and less than the 2017 Budget figure of \$21,290. I recommend renewing the coverage with the \$2,500 Equipment Breakdown deductible at the quoted total premium of \$18,689.

Selection of Option 1 was affirmed by all Board members via email.

Snow Removal - December

Maintained good communication with Property Service during each snow event. Snow removal and salt application were both good and timely thru three fairly significant snow events.

Reviewed and Footnoted October & November Financial Statements

Distributed via email to the Board for review. Available at the meeting.

Boley Tree Service – November/December

Removed 16 yews at 2-14 GCD, 6622-6624 and 6642-6644 OSD.

Will follow up with Tim Ripp on replacement plants/design.

Performed maintenance pruning of 15 trees. Removed ash tree at the front of 14 GCD.

Removed birch tree at the front of 136 GCD and installed a 2" diameter Cleveland Pear.

Maintenance and Projects - October 11 – December 31.

Cleaned gutters in mid-October and mid-November. Installed 1,200 linear feet of gutter guards.

Replaced fences at 4-6 GCD and 216 GCD.

Chips Property Solution and Coal Morton together removed and replaced the rotted timber wall near 258 GCD.

Filled and placed sand/salt barrels and installed snow fences on western fence line.

Fahrner completed the asphalt patching.

Solar Panel Systems – Info

Installations cost estimates from \$18,000 to \$20,000. Panels are warranted for 25 years. Expected life of 25-30 years.

Estimated payback on investment is 9 -10 years.

Focus on Energy cash back (est. \$1,800 residential and \$3,000 commercial).

Federal Tax Credit is 30% of system cost (approx. \$6,000).

System can achieve a maximum credit equal to a historical 12 month electric usage (approx. \$2,000/year).

A unit mounted on a roof will obtain cost and expected energy production.

Old Business: None.

New Business:

Reminder to Homeowners: Please follow the parking/snow removal rules. If you are not familiar with the rules please find them on our web page at www.parkwoodvillage.org

Reminder to Homeowners: Please **SLOW DOWN** when driving through complex to save lives. We have many adults and children walking around.

MMSC by Evans & Buzogany to adjourn the meeting at 7:43 pm.

The next PVHA Board Meeting will be Monday, March 13, 2017, 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 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 Friday 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