



PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

A Great Place to Live • Established 1981

www.parkwoodvillage.org

July 10, 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 7:05 pm.

Roll Call:

Board Members Present: Jennifer White, Marlene Reineking, Nancy Evans & Jim Stahl.

Board Members Absent: Bonnie Buzogany, Mark Habich & Susan Golz.

Homeowners Present: Sue Goldstein, 6614 OSD; Kathryn Moore, 4 GCD; Dana Warren, 6650 OSD; Lillian McGrath, 6652 OSD; Kate Ford Roberts, 228 GCD; John Lowrey, 222 GCD; & Joan Severson, 234 GCD.

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

Communications from Homeowners:

♦ Homeowner complaint about not enough parking near unit. MMSC by Evans & Stahl to return to ID tags for vehicles. ♦ Homeowner request for additional lighting. Management will check with homeowner. ♦ A 'rent to own' contract is similar to a land contract. There must be a down payment, regular payments and a time limit or date set for purchase. ♦ Homeowner complaint about too many trespassers. A larger sign will be placed in back and more contacts will be made with school. ♦ Homeowner indicated he will extend antennae in patio area another 10 feet. ♦ Current insurance company for PVHA does not prohibit dogs by breed. ♦ A letter will be sent to renter regarding unleashed dog. ♦ Homeowners are responsible for weeds in patio. Management can remove for a charge to owner.

Communications from Homeowners in attendance: Recently several Homeowners and board members have received requests with an undesirable tone. Please refrain from using threatening language when speaking with management, board members, & homeowners.

Reading and Approval of May 8, 2017, Minutes:

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

Financial Report:

Lou Glauner reported finances as of May 31, 2017.

Checking	\$ 74,736.01
Reserve Fund/Fortune 500	243,695.14
Total Assets	\$318,431.15

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

Committee Reports:

Neighbor-to-Neighbor Committee -

Garage/bake Sale turned out good for a rainy day. Thanks to all who contributed.
Saturday, September 9th - Potluck at the pool - 3-5 pm.

Pool Committee - Reminder: Homeowner must be present at the pool, and stay there, when they have guests.
The Shower at the pool is for a short rinse off only. No shampooing/conditioning of hair will be tolerated.

~~Doggy swim at the pool Tuesday evening September 12th - Cancelled.~~

Management Company Report

Community Correspondence 246 GCD – Had an engineer look at the north facing foundation wall and am waiting for follow up report from the engineer on options to stabilize the wall.

Activity for months of March-April: 1. 10 GCD reported water coming thru the living room window and some water thru the basement ceiling on 6/28 at 7:30 pm. Upon arriving at the home, the entire inside of the front storm door was wet from rain coming in thru the panes on the storm door. The water in the basement ceiling appears to have come in thru the area where the wires for the air conditioner and two PVC furnace vents go thru the siding. Upon inspecting the outside the caulk has broken free around the wires and pipes.

2. Reviewed and Footnoted April and May Financial Statements.

3. Coal Morton Projects: • Drained, cleaned, filled and balanced the pool chemicals for opening day. • Several bare areas were spot seeded and timely rain helped the grass seed along. • The circle flower beds were planted. • Beds at a majority of homes were edged and 32 yards of mulch was applied. There are 16 units left to mulch. • Numerous gutters needed cleaning due to spring storms.

4. Major Planting – Sent letter to the 14 owners where yews were removed, set up and met with owners to review and discuss the Avant Landscape plans. Prices for plants were obtained from The Bruce Co. and McKay's. The plants were ordered from McKay's and the majority are planted and mulched. The main planting project left is in the area to the side of 38 GCD where the ramp was removed.

5. 16 GCD - Mulch was applied over the turf by homeowner with plans to expand perennial beds. After several conversations and a personal meeting the bed size was reduced back and a Japanese Maple was planted to replace the ash tree that was removed. A few foundation shrubs were planted to add some variety and height to the perennial beds.

6. Projected Items Over and Under Budget for 2017 - With the mulching (40 yards \$1,800), nursery stock (\$2,700), and extra labor to edge and mulch beds, I am projecting total landscape expenses to be \$5,000 over budget at year end. Snow removal and salting projected to be \$10,000 under Budget for 2017.

Old Business: The Emergency plan for the complex is being reviewed.

Reminder: Do not leave any containers to collect rainwater. The mosquitoes are hatching in masses due to rain.

New Business:

Last month I mapped all sections of sidewalk and front steps to be replaced. The price quote from Mega Concrete for replacing approximately 2,379 square feet of concrete (\$20,739). This is \$8.71/sf. Recent bidding from Finks has been similar. The budget for this year's replacement work is \$13,200. Both 2015 and 2016 saw a \$10,000 net operating income over expenses and the current Operating Fund Balance is \$67,576. I would like to recommend that the Board transfer \$7,500 from the Operating Fund to the Reserve Fund to cover the cost for Mega Concrete. MMSC by Reineking & Stahl to transfer funds and to commence with project.

MMSC by Stahl & Evans to adjourn the meeting at 8:15 pm.

The next PVHA Board Meeting will be Monday, September 11, 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