



PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

A Great Place to Live • Established 1981

www.parkwoodvillage.org

JULY 12 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 7:05pm, Monday, July 12, 2021.

Roll Call:

Board Members Present: Shelby Lofthus, Marlene Reineking, Timothy Jaberg, Nancy Evans & Jim Stahl.

Board Members Absent: Susan Golz & Lillian McGrath.

Homeowners Present: Virtual Board Meeting.

All Homeowners are invited to join on Zoom. Homeowners joining in: Bonnie Buzogany, 106 GCD, Dana Warren, 6650 OSD & Marilyn Virtue, 6608 OSD.

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

Communications from Homeowners: None

Communications from Homeowners joining meeting: None

Reading and Approval of May 10 2021 Minutes:

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

Financial Report:

Treasurer Jaberg reported finances as of May 31 2021.

Checking	\$48,610.42
Reserve Fund/Fortune 500	73,253.30
Total Assets	\$121,863.72

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

Committee Reports:

Neighbor - 2 - Neighbor Committee: Chair Nancy Evans

Bake sale in June very successful. July 4th Parade small, but fun. Garage sale scheduled for Saturday July 24th. Picnic will be held after Labor Day,

Pool Committee: Chair Susan Golz

A lot of people are using the pool!! Reminder to pool users. Pick up after yourself. Close your umbrella. If it is a small umbrella, please put it away. Thanks to all volunteers for helping!

Management Company Report - Activity for 5/10 - 7/7 2021.

Building Integrity – Management has had discussions with two structural engineers and will be touring one of the more severely settled units on Monday.

The question to them will be is what are the risks to the buildings related to the foundation settling and what is the best course to follow for prevention and maintenance.

Amended PVHA Declaration – Amending the Declaration requires approval by two-thirds (64) PVHA Homeowners and their mortgage holder (if any). As of June 1, 2021 we have 80 “Consent Forms” approved by the Owner and the Mortgage Holder. A signature page was drafted and reviewed by Attorney Ethan Miller. Management is currently working on the requirements and “Application Form” from City Planning as the Amended Declaration requires their signature prior to recording.

TDS Fiber Install to Each Home – The Kemp/TDS crew was not able to adhere to published schedule. Communication from Kemp during installation was limited and it required management to send out additional notices and contacting Kemp crew members to verify delays and estimated completion times. There are 12 units that cannot be activated at this time. Management is in contact with both Kemp and TDS to secure dates for the completion of the installation/activation.

Two Large Ash Trees to Come Down – Two ash trees near 6602 and 6606 OSD are most likely infected with the Emerald Ash Borer. The cost for the removal and stump grinding is \$2,900 per tree. One tree will be removed in 4-6 weeks and the other in early 2022. Money in the budget allows for the removal of one large ash tree per year.

Laser Level / Settling – A 360-degree laser level was purchased and will remain at the PVHA shop. It will be used to set a baseline for monitoring any future settling.

Swimming Pool – The pool was power washed, filled and opened on Memorial Day weekend. A new post was installed at the gate to allow the installation of storm door closers to self-close the gate. Updated rules were sent out after approval by a Board email vote. To date 40 homeowners have signed waivers and have their new pool key.

Swing Set Area & Picnic tables – Rotted timbers were replaced and new playground wood chips were added to the area. Old boards were replaced on picnic tables and then sanded and stained.

Other Projects – Mulching common area beds, weeding and shrub pruning. Option for AC Frames over Garage Doors – Would like to switch from louvers to using existing siding we have in storage to cover the old and non-functioning AC frames. Dumpster Date – Will be on site from July 22 thru August 5, or removed when full.

Old Business:

Security Lights for West Border of complex: Evans made a motion to fund security light. Reineking offered an amendment to place funding in Annual Budget. Evans seconded. Motion as amended failed.

Speed Bumps Discussion: Speed bumps have helped some. Other driveways in and out of complex, with no speedbumps, are used more often by speeders. Management will research prices for permanent speed bumps.

New Business:

Garbage Can: Garbage can by the pool being used for animal waste. Discussion by Board. Garbage can will be moved away from the pool to the area near the power transformer behind 120 GCD.

New TDS Fiber Optic Cable: Informed Board on delays by TDS subcontractor while installing unit hookups. Management has filed complaint with TDS. Evans recommended the Board walk around the complex to examine grounds and buildings to become more familiar with the complex.

MMSC by Jaberg & Stahl to adjourn the meeting at 8:32 pm and go into Executive Session.

MMSC by Jaberg & Stahl to adjourn Executive Session at 8:46 pm.

The next PVHA Board Meeting will be Monday, September 13, 2021 at 7:00pm. Due to the Covid-19 Pandemic a Virtual meeting is scheduled. All Homeowners are welcome and urged to participate.

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