



PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

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July 8, 2019 Board Meeting Minutes

Officers

President

Bonnie Buzogany
279-9997

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 Buzogany called the meeting to order at 7:01pm.

Roll Call:

Board Members Present: Bonnie Buzogany, Lillian McGrath, Marlene Reineking, Timothy Jaberg, Nancy Evans & Susan Golz.

Board Members Absent: Jim Stahl.

Homeowners Present: Sue Goldstein, 6614 OSD; Judy Savage, 258 GCD; Dana Warren, 6650 OSD; Jim Jackson, 20 GCD; Joan Severson, 254 GCD; Laurie Chagnon, 214 GCD; Susan Day, 16 GC; Kate Ford Roberts, 228 GCD & James Dietrich, 212 GCD.

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

Communications from Homeowners:

Vandalism 6652 OSD – BB gun shot through a window.

Mowing – Complaints on some areas of mowing. Management will convey complaints.

Communications from Homeowners in attendance: None.

Reading and Approval of May 13, 2019 Minutes:

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

Financial Report:

Treasurer Jaberg reported finances as of May 31, 2019.

Checking	\$ 75,662.95
Reserve Fund/Fortune 500	231,513.70
Total Assets	\$ 307,176.65

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

Committee Reports:

◆**Neighbor - 2 - Neighbor Committee** - Ten units participated in garage sale. Bake sale brought in \$161.00. Nineteen units attended picnic. The 4th parade was small but great viewers. Ice cream social will be in September.

◆Pool Committee

Private Swimming Lessons at the PVHA Pool Approved by the Board via email 6/5/19. The Board approved the tentative swimming lesson schedule for the 2019 pool season including the following conditions: 1. An adult PVHA resident will be present during the swimming lesson.

2. The swimming lesson is provided only for the benefit of a PVHA owner/resident. 3. The Board reserves the right to prohibit continuation of the swimming lessons if they receive complaints from PVHA home owners.

Management Company Report: Activity for the months of May and June 2019.

1. Declaration Rewrite – Have spent approximately 40 hours on preparing a first draft for the committee to review. Two sections requiring the most time and detail are insurance and repair and reconstruction after damage to the property. Unit owner coverage of PVHA insurance deductible will be in the first draft.
 2. Concrete Replacement – Finks Concrete replaced sidewalk sections, steps and three porches identified in October 2017. The side walk from 26-38 GCD was replaced to eliminate major areas that hold water/ice during the winter months.
 3. Storm Drain Project 6640-6652 OSD – Kavon Excavating completed the storm drain project in June.
 4. Asphalt Project - 6602-6652 OSD and 2-4 and 14 GCD – Received notice that Poblocki plans to start on the asphalt replacement mid-July. Will send out preliminary email notice and detailed notices will be delivered on Friday once the actual start date is confirmed.
 5. Settling 140-142 GCD – Raise Rite completed the installation of seven resistance piers at the front & back of the units.
 6. Tree Removal and Replacement – Boley Tree Service will be removing two pine trees (dead and leaning) near 6608 OSD and a large ash tree at 6620 OSD. Trees to be installed include a Muscle wood in front of 26/28 GCD (ash tree removed in 2017) and a Serbian Spruce near 102 GCD (Norway spruce removed in 2017).
 7. CM Maintenance – Major project was the repair of wood rot at the front of 38 GCD. Hauled and spread 19 cubic yards of topsoil to fill in areas along the new walks and where the lawn storm drains were installed in front of 14-20 GCD.
 8. Prepared and opened pool for Memorial weekend. Four yards of playground wood chips were added under swings. Repaired, sanded and stained the picnic benches.
- **Financial - Reviewed and Footnoted April and May Financial Statements. The May Statement will be reviewed at the Board Meeting.
- **Future projects. Sand & stain circle benches, power wash mildew from north facing siding, start shrub trimming, and weeding unkempt common beds.

New Business - Selection of Contractor for 2020 asphalt removal and replacement: Obtained quote from Poblocki (\$76,284.00) for 2020 asphalt replacement at 6-14 and 18-120 GCD. I recommend the contract for PVHA's 2020 asphalt project be awarded to Poblocki Paving. 1. They performed the work for PVHA last year and did an excellent job on the re-grading and improved the run off pattern in all areas. 2. The cost is slightly less per square yard than current contract and in line with quantity prices received on two other bids. The projected 2020 expense for this project in the PVHA Long Range Budget is \$96,774. MMSC by Reineking & Golz to accept bid from Poblocki and award contract to them for removing and replacing asphalt in 2020.

Stabilize foundations at 212 & 214 GCD - Since March of this year active settling is occurring at both homes. In order to stabilize the foundations and prevent any further damage, I recommend installing four resistance piers at the back of 214 GCD at a cost of \$8,000 (from Operating Funds). I also recommend installing three resistance piers at the front corner of 212/214 where the two homes meet, at a cost of \$6,000 (from Reserves). This recommendation is based on where the active settling is occurring over the past three months. I am also working on a document with an engineer that specifies best practices for PVHA to address foundation stabilization. MMSC by Reineking & Evans to permit management to proceed with a contractor and install the resistance piers at both units.

MMSC by Jaberg & McGrath to adjourn the meeting at 8:00 pm.

The next PVHA Board Meeting will be Monday, September 9, 2019, 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.** (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