



# PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

*A Great Place to Live • Established 1981*

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

## July 9, 2018 Board Meeting Minutes

### Officers

#### *President*

Bonnie Buzogany  
279-9997

#### *Vice President*

Jim Stahl  
833-4415

#### *Secretary*

Marlene Reineking  
833-7061

#### *Treasurer*

Mark Habich  
833-6841

### Directors:

Nancy Evans  
836-7201

Jan Glew  
827-6607

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 a 7:01 pm.

### Roll Call:

**Board Members Present:** Bonnie Buzogany, Jim Stahl, Marlene Reineking, Mark Habich, Nancy Evans & Jan Glew.

**Board Members Absent:** Susan Golz.

**Homeowners Present:** Sue Goldstein, 6614 OSD; Judy Savage, 258 GCD; Kathryn Moore, 4 GCD; Lillian McGrath, 6652 OSD; Joan Severson, 254 GCD; Linda Jaberg, 18 GCD; & Tyler Coppens, 204 GCD.

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

**Communications from Homeowners:** None

### Communications from Homeowners in attendance:

Lawn care and weed kill products. Management will get names of ingredients in weed kill. Management is live trapping ground hogs on property.

### Reading and Approval of June 18, 2018 Minutes:

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

### Financial Report:

Treasurer Habich reported finances as of May 31, 2018.

Checking	\$70,654.87
Reserve Fund/Fortune 500	320,349.32
Total Assets	\$391,004.19

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

### Committee Reports:

#### Neighbor - 2 - Neighbor Committee:

Bake sale was most successful ever held. Garage sales were slow. Money from the bake sale funds the other events held by the Association. Annual picnic well attended. July 4<sup>th</sup> was a fun event for those who participated. Next Event: Ice Cream Social: Saturday, September 8, 2018.

#### Pool Committee:

Please be considerate and limit the size of your toys, when the pool is busy.

## Management Company Report – Activity through July 9, 2018.

### Repair of three 8' fence posts near 258 GCD -

The quote from Struck and Irwin is \$690 to install three steel "Post Master" posts, secure them to the rotted 4x4s and cover with a 1x6 cedar fence board. Supply cost is \$200 for steel posts and cedar boards. Plan to cover the cost from account 59500 - Other Expenses.

### 134-256 GCD Storm Drain Quote -

Updated quote from Kavon Excavating is \$20,950. Cost projection for this year's storm drain work is \$17,000. **Request Board approval for the transfer of \$3,950 from Operating to the Reserve Fund to cover the extra cost of this storm drain project.** MMSC by Habich & Stahl to approve contract with Kavon Excavating to install storm drain system and allow transfer of funding.

### Activity for the Months of May and June –

#### Pool drain covers, deck caulking, restroom stools, & city inspection.

CM drained the pool and replaced the floor and side skimmer drain covers per city orders from 2017. Two small cracks were patched and the walls and floor were given a chlorine wash. Mark Othmer (Neuman Pools) inspected the plaster while the pool was drained and stated it was in very good shape and usable for 3 to 5 years or longer. Re-plastering the pool will run \$30,000 to \$35,000. He explained the perimeter seam between the pool walls deck must be kept sealed to prolong the life of the pool. CM staff removed the old caulk from the entire perimeter seam and re-caulked the joint.

**Leaking Pipe in Restroom and New stools –** A pin sized leak in the toilet supply line pipe was found and repaired in May. Both restroom stools were replaced. **Pool Opens on Time / Passing Grade from City Inspector –** Pool was filled and opened on Saturday, May 26. The volunteer group did an excellent job in cleaning the pool furniture. The city pool inspector only sited one item (repair shepherds hook) during the inspection. He said the PVHA pool was one of the more organized ones he had inspected.

#### 34-36 GCD Garage Center Sinking Repaired -

Raise Rite installed the new resistance pier and jacked up the center portion of the garage foundation.

#### Trees to be Removed and Replaced -

Dead tree in front of 126-128 GCD: dying maple at the back of 116-118 GCD; flowering crab rotting at base 216 GCD; flowering crab at 228 GCD, rotting at base. During a storm a large branch at 6620 OSD fell and a flowering crab at 216 GCD split at trunk and fell, neither causing damage

#### Homes Settling at 142, 212, 214 and 222 GCD -

*142, 212 and 214 are Type 2 units / 222 is a Type 1 unit (settling not covered).*

Foundation settling was reported by the homeowners of the above listed units over the past two months. CM staff reinstalled/adjusted the front door frame at 142 GCD at the owner's expense. The door now closes and locks. At 212 & 214 GCD some slight settling has occurred from the previous inspection in 2011. There is a diagonal crack at the back foundation of 212 GCD that Zander Solutions will provide a repair estimate. At 222 GCD there is a diagonal crack where the front porch juts out, causing openings in the brick mortar joints. CM staff is currently working on removing and replacing the mortar in these gaps. The homeowner plans to contact Zander Solutions to seal the large foundation crack. The homeowner at 224 GCD is contacting an engineer to inspect the settling in the shared area.

#### PVHA Accounting Records now in QuickBooks –

Due to a new pricing and support scheme PVHA accounting records were transferred from Sage 50 to QuickBooks Pro accounting software. All cash, A/R and A/P accounts were checked and reconciled from 2008 thru May 2018.

**Old Business:** None

**New Business:** None

MMSC by Reineking & Stahl to adjourn the meeting at 7:55 pm.

The next PVHA Board Meeting will be Monday, October 8, 2018, in the PVHA Community Room at 7:00pm. All Homeowners are welcome and urged to attend.

- **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 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)