



# PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

*A Great Place to Live • Established 1981*

## June 11, 2012 Board Meeting Minutes

### Officers

#### President

Dana Warren  
833-5703

#### Vice President

Gail Brittan  
827-5776

#### Secretary

Marlene Reineking  
833-7061

#### Treasurer

Travis Warwick  
843-3242

#### Directors

Marilyn Virtue  
829-2985

Jim Stahl

833-4415

Robert Webb

833-7307

#### Management Services:

Coal Morton, Inc.

Phone: 249-2736

Fax: 234-5952

Mary@coalmorton.com

Lou@coalmorton.com

#### (MMSC:

motion was made,  
seconded, and carried)

### CALL TO ORDER

President called the meeting to order at 7:03 pm.

### ROLL CALL

**Board Members Present:** Dana Warren, Marlene Reineking, Travis Warwick, Jim Stahl, and Marilyn Virtue.

**Board Members Absent:** Gail Brittan & Robert Webb.

**Homeowners Present:** Judy Carlson, 102 GCD; Jim Jackson, 20 GCD; Gerry Book, 104 GCD; Sue Goldstein, 6614 OSD; Judy Savage, 258 GCD; & Linda Borchardt (T) 18 GCD.

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

### COMMUNICATIONS FROM HOMEOWNERS

- 1) Charter may need to have access to unit basements to determine where cable wires enter the unit. Cable wires are in dire need of updating and management will check with Charter for recommendations on how to proceed with this project. Management will also continue working on mapping of all utility wiring and boxes in the complex.
- 2) In a reply from the City Parks and Recreation about activities taking place in Mineral Point Park, they also stressed how important it is to call the police so that a record is established. If you notice any suspicious behavior, or are a victim of theft or vandalism, please call police at 911 or 266-4275. Telephone numbers are also listed in your directory.
- 3) Request for hanging flower baskets at the pool was denied due to debris and maintenance.
- 4) Request for outside water faucet at 116 GCD was denied. PVHA is not providing additional outside faucets. Homeowners may have them installed at their expense.
- 5) Unit 10 requested to have Grand Canyon Drive to be placed on the garage by the unit number. The Board suggested it be placed on her gate.

### READING and APPROVAL of May 14, 2012 Minutes:

MMSC by Virtue and Stahl to approve minutes.

### FINANCIAL REPORT

Treasurer Warwick reported finances as of May 31, 2012:

Checking	\$37,304.30
Reserve Fund/Fortune 500	45,395.20
Total Assets	\$82,699.50

MMSC by Warwick & Virtue to accept financial report.

## **COMMITTEE REPORTS**

- Pool Committee:

Pool operation is going well. The pool will not open when the weather temperature is 65 degrees or less, and only covered at night when the temperature falls below 68 degrees. This was approved at the June 2011 Board of Directors meeting to be effective at the start of the 2012 pool season.

- Property Committee: No report

- Neighbor-to-Neighbor Committee:

The bake sale brought in approximately \$74.00. Proceeds to be used for annual picnic. The annual summer picnic/potluck is scheduled for Sunday, July 22, 2012, 3-6 pm.

## **MANAGEMENT COMPANY REPORT**

### **Activity for month of May:**

- 1) Fence repairs were completed at 32 & 34 GCD. Repairs will be done at 128 GCD.
- 2) Asphalt work and patio replacement projects were completed at 34-36 GCD.
- 3) Concrete was replaced on walk sections at 6622 OSD. A 6X11 concrete pad was installed for the bike rack near 24 GCD.
- 4) Management will tour the grounds in July to develop a list for additional replacement work.
- 5) Two windstorms required additional attention cleaning pool strainer baskets of leaves and seeds. The strong winds also caused breakage of a few large branches and several small branches.
- 6) Management spent 43 hours on pool prep and daily checks. Fifty-three hours were spent on seeding, weeding, watering and mulching areas of the common area in the complex.

## **OLD BUSINESS**

- 1) Homeowners are to be reminded of the City of Madison outdoor grilling codes. Do not use a gas or charcoal grill within 10 feet of any combustible construction. The City may issue citations for failure to comply.
- 2) FHA re-certification is not being actively pursued at this time. Many of our local financial institutions are currently offering excellent re-financing plans.
- 3) Please continue to place large items at the curb on the bricked areas only. Large item pickup dates for July are Fridays, the 6<sup>th</sup> & 20<sup>th</sup>. Do not place any items out there until the night before these dates.

## **NEW BUSINESS**

- 1) Enforcing dog weight limit:

Concerns have been raised regarding the PVHA dog weight limit of 35 pounds, and whether the Association is taking steps to enforce this limit. The weight limit in part controls the type of dogs allowed, as many of the larger breeds are uninsurable. If an incident were to occur involving a homeowner's dog that is over the weight limit, the Association could be held partially liable for failure to take appropriate steps to enforce the PVHA policy. As such, the Association must protect itself from potential litigation.

With this in mind, the Board will be contacting all dog owners and requesting that a statement from the homeowner's veterinarian, which includes the dog(s) weight, be submitted by FAX or mail on an annual basis. After being contacted, each homeowner will have 30 days to contact their vet and have the statement of weight submitted to the Association. A fine of \$50.00 will be incurred for every calendar month after the 30-day grace period expires.

MMSC by Warwick & Stahl to accept this proposal.

MMSC to adjourn the meeting at 8:35 pm. The next Board meeting will be Monday, July 9, 2012, in the Community Room at 7:00 pm. Please send agenda items to Marlene Reineking, [mar134wi@aol.com](mailto:mar134wi@aol.com), no later than Thursday July 5, 2012.

Reminder: The Board is looking for committee volunteers. If you would like to be a committee member, contact a Board member.

Minutes prepared and submitted by Marlene Reineking, Secretary.

The Parkwood Village Association website is: [www.parkwoodvillage.org](http://www.parkwoodvillage.org)