



# PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

*A Great Place to Live • Established 1981*

**January 14, 2013 Board Meeting Minutes**

## **Officers**

### *President*

Dana Warren  
833-5703

### *Vice President*

John Lowrey  
821-0157

### *Secretary*

Marlene Reineking  
833-7061

### *Treasurer*

Travis Warwick  
843-3242

### *Directors:*

Robert Webb  
833-7307

Marilyn Virtue  
829-2985

Jim Stahl  
833-4415

### *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 7:05 pm.

## **ROLL CALL**

**Board Members Present:** Dana Warren, John Lowrey, Marlene Reineking, Travis Warwick, Robert Webb, Marilyn Virtue & Jim Stahl.

**Board Members Absent:** None

**Homeowners Present:** Judy Carlson, 102 GCD; Gerry Book, 104 GCD; Sue Goldstein, 6614 OSD; Bonnie Buzogany, 106 GCD; Sue Cesnik, 124 GCD; Kathryn Moore, 4 GCD & Andrea Southgate, 6634 OSD.

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

## **COMMUNICATIONS FROM HOMEOWNERS:**

1. Kathryn Moore & Susan Cesnik appeared before the Board and requested the elimination of using pesticides for lawn treatments and insects around the buildings, because of the adverse affect they may have on people and animals. They requested more natural products be used. They also suggested more native flower gardens be initiated. They will continue to research products and costs. PVHA has used more natural products in the past and many Homeowners were not satisfied with the results. TruGreen, our current provider, uses less then 0.5% pesticide in the spray applications. PVHA will strive to accomplish lawn care balance everyone can live with.
2. Andrea Southgate appeared in support of maintaining the current weight limit for dogs.
3. Bonnie Buzogany expressed concern over the new trees that were bent over in snow banks. This will be addressed in the spring when the snow is gone.

**READING and APPROVAL** of December 10, 2012 Minutes: MMSC by Webb & Stahl to approve the minutes.

## **FINANCIAL REPORT**

Treasurer Warwick reported finances as of December 31, 2012

Checking	\$39,948.75
Reserve Fund/Fortune 500	59,578.73
Total Assets	\$99,527.48

MMSC by Lowrey & Virtue to accept the financial report.

## **COMMITTEE REPORTS**

Pool Committee – No report

Property Committee – No report

Neighbor-to-Neighbor Committee – Nancy Evans, Committee Chair, submitted an annual summary of committee events. The Committee will meet in February to plan annual events. Call Nancy Evans if you have any suggestions for activities or want to join the committee.

Owner Relations Committee – No report

Pet Committee – Changes were submitted to the Board in the Pets and Animal section of the PVHA Rules and Regulations. Eliminating the weight restriction was included. MMSC by Lowrey and Webb to accept the revisions. The Board vote tied, 3-3, on the proposed revisions. The President broke the tie by voting to accept the revisions. The weight limit restriction is now eliminated. All animal owners will also be required to provide a copy of their current Rabies Certificate to management to verify compliance with the law.

## MANAGEMENT COMPANY REPORT

### Activity for the month of December:

1. Audit of 2012 Financial Records - RFP was sent to three CPA Firms on 12/23. Quotes are due by 1/23/13.
2. The 2012 Operating Income exceeded Expenses by \$14,397. Management recommended, and with consensus of the Board, \$5,000 will be transferred to Reserves and the balance of \$9,397 will be left in the Operating Fund to cover the following:
  - a. Roof Repair at 136/138 Grand Canyon Drive - Tempel Roofing repaired sagging plywood over the front porches and cut vents in soffit plywood. Work performed in November. Expect invoice for \$2,000 to \$2,100 this month.
  - b. Landscaping - Also expect invoice from Property Services for slit seeding performed in November and weed treatment of hard surface areas in July. Estimated invoice amount \$1,200 - \$1,400.
  - c. Accounting - Audit of 2012 Financial Records - Estimated expense \$3,000 - \$3,500
3. Ice Dams and Snow – Coal Morton spent several hours over the past three weeks clearing snow and ice from roof edges and front porch areas. The twenty-four hour snowfall total on December 21<sup>st</sup> was 19.5" recorded in Middleton.

## OLD BUSINESS

1. Changes to the PVHA Trash and Recycling rules for setting out bins and taking them in, was discussed. MMSC by Lowrey and Webb to simplify the penalty procedure when the rules are not complied with. First time offenders will be notified with a phone call. For the second offense the Homeowner will be reminded with a letter. The Homeowner will be fined \$50.00 for the third offense. Please look up the rules on the PVHA website [www.parkwoodvillage.org](http://www.parkwoodvillage.org).

## NEW BUSINESS

1. Clubhouse Remodeling - Based on the number of households in PVHA, we must maintain two bathrooms. Building code also requires hot water for the shower. The room would be slightly reconfigured with 50 square feet being added to the meeting room area by incorporating the current closet and part of the maintenance area hallway. The majority of the cost for this project would be upgrades for doors and windows. The budget amount approved for 2013 was \$13,500.
2. Units 102,104, and 106 GCD will be inspected in the spring for openings where bats are entering.

MMSC by Lowrey and Stahl to adjourn the meeting at 8:45pm.

The next board meeting will be Monday, February 11, 2013, in the Community Room at 7:00pm. All Homeowners are welcome and urged to attend.

Please send agenda items to Marlene Reineking, [mar134wi@aol.com](mailto:mar134wi@aol.com), no later than Thursday February 7, 2013.

Please place large items at the curb on the bricked areas only preferably up by the fence. Dates for February are the 1<sup>st</sup> and 15<sup>th</sup> (FRIDAYS). Do not place any items out there until the night before these dates. Visit the website [www.parkwoodvillage.org](http://www.parkwoodvillage.org) for the complete 2013 pickup schedule.

Reminder: The Board continues to look for committee volunteers. If you would like to volunteer contact a Board member.

Please obey the speed limit – 5 MPH

Minutes prepared and submitted by Marlene Reineking, Secretary.

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