



PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

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Officers

President
Dana Warren
833-5703

Vice President
Gail Brittan
827-5776

Secretary
Kathryn Moore
833-2521

Treasurer
Travis Warwick
843-3242

Directors
Sue Goldstein
833-7851

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)

Date: July 11, 2011 **Board Meeting Minutes**

CALL TO ORDER

President called meeting to order at 7:10 pm

ROLL CALL –

Board Members Present: Dana Warren, Gail Brittan, Kathryn Moore, Sue Goldstein, Jim Stahl, Travis Warwick, Robert Webb

Board Members Absent:

Homeowners Present: Marilyn Virtue, 6608 OSD; Judy Savage, 258 GCD; Jim Jackson, 20 GCD

Guest: Ian Virtue

Management Present: Lou and Mary Glauner

READING and APPROVAL OF July 11, 2011 MINUTES Motion was made, seconded and carried (MMSC) by Brittan and Webb, to approve minutes with one correction. Under "New Business" the new renters are living in 114 GCD not 112 GCD.

COMMUNICATIONS FROM HOMEOWNERS

FINANCIAL REPORT

Lou Glauner reported that as of June 30, 2011 there is:

\$34,531	Checking
\$80,771	Reserve
\$22,895	Insurance
\$103,666	Fortune total
\$138,198	Total Assets

Motion was made, seconded and carried (MMSC) by Warwick and Goldstein to approve financial report.

COMMITTEE REPORTS

- **Pool-** Pool is operating in efficient manner.
- **Green Living Committee-** Rain barrels were installed.
- **Property Committee-** No report
- **Neighbor to Neighbor Committee-** The Annual PVHA picnic will be held on July 31st.

MANAGEMENT COMPANY REPORT

- 1) Hail Damage Repair: American Family claims adjuster is still tied up and has not been out to evaluate the west wall of 120 GCD and the roof of 216 GCD which was requested eight weeks ago.

- 2) Minor Storm Tree Damage: On 6/21 Boley Tree Service removed a large broken tree branch from 34 GCD with no damage to the house.
- 3) Pool Issue: On July 3rd the chlorine level dropped to near 0.2 ppm when checked in the late afternoon. The chlorine at the start of the day was 2 ppm and the heat, combined with usage, depleted the available chlorine by the afternoon. Coal Morton responded to the call within 20 minutes. The pool was closed for 20 minutes while the chlorine level was raised to 7ppm and then reopened. With onset of warmer weather the chlorine will be maintained at 4 to 5 ppm to avoid this situation.
- 4) Fence Repair and Painting: Four fences were worked on during the month of June. Approximately \$4,000 of the \$6,000 allotment for fencing has been spent as of June 30, 2011. CM plans to work on 4 more fences in July which will use up the remainder of this year's budget for fencing repairs.
- 5) Notices were distributed to owners regarding roof replacement. This project is projected to begin in July and owners will be notified prior to the start of work.
- 6) Tree Removal and Trimming: Boley Tree Service will be on site next week to begin work. See attached list of work. Replacement trees will be planted in late August or early September when it starts to cool down.

NEW BUSINESS

OLD BUSINESS

- 1) **Owners are reminded that grills must be placed 10 feet away from all structures before grilling food. See the attached fire ordinance. This information will be attached to the PVHA manual.**
- 2) Owners are reminded that the pool phone is only to be used for emergencies. PVHA has been receiving bills for incoming calls.
- 3) As owners remove the old air conditioners from the garages there is often a hole left in the front of the garage. Coal Morton will look at different options for covering this gap and will put forward some suggested options.
- 4) The Board is concerned that some owners fail to follow parking rules. A motion was made and seconded by Warwick and Webb to enforce the parking policies and impose fines as included in the PVHA manual. The Board approved the motion.
- 5) There are currently five houses on the market and the cost of copying the paperwork for the bankers and brokers is increasing. It was suggested that PVHA may start charging for this cost and also place as much information as possible on the website so that brokers can download information via pdf file for free.
- 6) Mary Glauner asked if anyone has come around asking questions of homeowners following her memo to owners regarding this issue. There were no reports of this happening.

The next board meeting will be August 8, 2011. Please send agenda items to Kathryn Moore no later than August 7, 2011 at kamus@att.net.

Minutes prepared and submitted by Kathryn Moore, Secretary.