



PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

A Great Place to Live • Established 1981

July 9, 2012 PVHA 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, Gail Brittan, Marlene Reineking, Jim Stahl & Robert Webb.

Board Members Absent: Travis Warwick & Marilyn Virtue.

Homeowners Present: Judy Carlson, 102 GCD; Gerry Book, 104 GCD; Sue Goldstein, 6614 OSD; Judy Savage, 258 GCD, Linda Borchardt (T), 18 GCD & Nancy Evans, 128 GCD.

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

COMMUNICATIONS FROM HOMEOWNERS

1. A request to ban Hookah smoking on patios was discussed by the Board. MMSC by Webb & Brittan to deny request.
2. MMSC by Webb and Stahl to table the dog weight verification by a veterinarian until further research is completed.
3. Removing grass to plant in the common area was discussed. The Board referred this issue to the Property Committee to establish a PVHA policy.

READING and APPROVAL of June 13, 2012 Minutes: MMSC by Brittan & Stahl to approve minutes.

FINANCIAL REPORT

Lou Glauner reported finances as of June 30, 2012.

Checking	\$ 36,560.80
Reserve Fund/Fortune 500	45,176.89
Total Assets	\$ 81,739.69

MMSC by Reineking & Brittan to accept financial report.

COMMITTEE REPORTS

Owner Relations Committee ◀ New Committee ▶

The Owner Relations Committee met on 6/22/2012, to determine how to handle a confrontation between two homeowners. Written statements from the homeowners regarding the incident were reviewed and the Committee decided to meet separately with each principal on 6/26/2012. It was determined that no PVHA rules were violated, damages have been repaired, apologies were extended, and the parties agreed to move forward and work on improving relations.

Members: Marilyn Virtue, Robert Webb, Dana Warren & Mary Glauner from Coal Morton.

Pool Committee

All pool operations are going well. One complaint was referred to the Owner Relations Committee.

Property Committee – No report

Neighbor-to-Neighbor Committee

The 4th of July parade was successful and enjoyed by all. Scheduling another garage sale for the fall is being considered. The Committee is discussing creating a Little Free Library, a small free library exchange, but will do further research.

MANAGEMENT COMPANY REPORT

Activity for the month of June:

1. **Charter Cables** – Management toured seven units from 6608-6620 OSD with Rick and Randy from Cross Country Cable. They have met with and prepared an estimate for Charter for rewiring all of the buildings. They are awaiting a response from Charter. They were able to get the cable functioning at 6618 OSD.
2. **Fence Repairs** – Repairs were completed at 126/128 GCD. Fence staining was completed at 32/34 and 134/136 GCD. The fences at 6610 OSD & 120 GCD will be repaired next.
3. **Swimming Pool** – Pool operation is going smoothly this summer. Five chaise lounges, nine new sling chairs, three tables & umbrellas were purchased for a total of \$806. Budgeted expense for 2012 was \$900.
4. **Maintenance** – CM spent 48 hours on daily pool checks, vacuuming, and maintaining pool mechanicals in the month of June. Thirty-three hours were spent on general maintenance including fence repairs and animal control (ground hogs, squirrels, wasps).
4. **Permanent Safety Anchors for the Roofs** – OSHA regulations require all persons working on a roof to wear a safety belt to prevent falls. In order to safely clear snow and clean the gutters, Coal Morton requested that permanent safety anchors be installed at the peak of all the roofs in the complex. The cost is \$60 per anchor installed with a total cost of \$2,880. MMSC by Webb and Stahl to use \$1,400 from the gutter cleaning account and \$1,500 from the snow shoveling account to cover the cost of installation.
5. **Future Projects** - 1) D'onofrio Kotke will be performing survey work shortly and are targeting the 6642-6650 OSD drainage project for the end of September. 2) Concrete Replacement – Management will tour PVHA in a few weeks to identify walk sections and porches for replacement. 3) Fence Repairs – Ongoing project. 4) Shrub trimming – To be completed over the next six weeks. 5) Kick-out Flashings – Plan to get 20 or 30 done, budget permitting.

OLD BUSINESS

1. The Mineral Point Park area has been mowed. Management will check with the city on the status of tree trimming/removal.
2. The Board appreciates all the effort by the homeowner to quiet their barking dog. The next step in accordance with PVHA rules is for the Board to file a nuisance complaint with the city police.

NEW BUSINESS

1. The Board amended a pool rule, which will now state: "When the weather temperature is forecasted to be 68 degrees or lower, the pool will not be open."
2. The new PVHA parking tags have arrived. Homeowners will receive information from management on when and how to get them.
3. How to preserve the past paper records and policies of PVHA was discussed. Management will research methods and cost of transferring the documents to an electronic compact format.
4. Requesting a PVHA financial audit was discussed. Management will check on the costs and report back.

MMSC by Brittan & Webb to adjourn the meeting at 8:45 pm. The next Board meeting will be Monday, August 13, 2012, in the PVHA Community Room at 7:00pm. Homeowners are urged to attend.

Please send agenda items to Marlene Reineking, mar134wi@aol.com, no later than Thursday, August 9, 2012.

Minutes prepared and submitted by Marlene Reineking, Secretary.

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

The Parkwood Village Association website is: www.parkwoodvillage.org