



PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

A Great Place to Live • Established 1981

www.parkwoodvillage.org

March 12, 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

Vacant

Susan Golz
772-0208

Management Services:
Coal Morton, Inc.

Phone: 608-284-9676
Weekend Emergency:
259-2820
Fax: 234-5952

Mary@coalmorton.com
Lou@coalmorton.com

MMSC:

(Motion was Made,
Seconded and Carried)

Call To Order:

President Buzogany called the meeting to order at 7:05 pm.

Roll Call:

Board Members Present: Bonnie Buzogany, Jim Stahl, Marlene Reineking, Mark Habich, Nancy Evans & Susan Golz.

Board Members Absent: vacant director position

Homeowners Present: Sue Goldstein, 6614 OSD; Kathryn Moore, 4 GCD; Lillian McGrath, 6652 OSD; Jan Glew, 138 GCD; Marcia Getto, 266 GCD; John Lawry, 222 GCD; Zachary Swagel, 208 GCD & Laurie Chagnon, 214 GCD.

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

Communications from Homeowners: Complaint on large items out at curb.

Homeowners and renters are urged to read PVHA policies on large item pickup schedule and hour for trash/recycle bins. All information is on our webpage. www.parkwoodvillage.org

Communications from Homeowners in attendance: Response: The new asphalt project will begin this summer, either June or August. Installing solar panels must be pre-approved by the board.

Reading and Approval of January 8, 2018 Minutes:

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

Financial Report:

Treasurer Habich reported finances as of December 31, 2017.

Checking	\$66,908.46
Reserve Fund/Fortune 500	<u>289,026.27</u>
Total Assets	\$355,934.73

MMSC by Reineking & Golz to accept the financial report as presented.

Committee Reports:

Neighbor-to-Neighbor Committee – Annual Easter Egg Hunt will be held Saturday, March 31, 2018 at 10:00 am.

Management Report – Year end 2017 & January & February, 2018.

December 31, 2017 - Year End:

There was a Net Operating Profit of \$23,060. Mulching, planting and landscape expenses were over budget while snow removal /salting expenses were under budget. Property & Liability insurance was under budget and assessment Income was over budget due to the collection of three past due balances. On the Reserve side, assessment Income was over budget due to the collection of a past due debt. Expenditures were under as the sidewalk replacement was not completed in 2017 and will be done this year. Per Board action from the July 11, 2017 meeting, \$7,500 was transferred from the Operating Fund to the Reserve Fund to cover the concrete work.

Activity for the months of January & February:

Storm drain & asphalt project - Met with engineers regarding directing runoff from the garage downspouts to new storm drains. It is recommended to place standard round grates at each north facing garage in the area of 242/244/248 GCD. Will continue to work on this project and get estimates. **Water in basements – 34/36/38 GCD** – A Homeowner reported water in the basement on 2/16. It appeared to be coming up from the ground. The front walks at 34/36 GCD will be replaced to eliminate a dip closest to the condo. I will look at the front of the homes with a drainage engineer. **Garage sinking in the center – 34/36 GCD** - The floor and small foundation section between the garage doors at 34/36 GCD has sunk approximately ¾". This garage foundation was raised by Raise Rite in 2011 and has a 10-year warranty. I have contacted Raise Rite and will meet with them. **Water on the front side walk – 28/30 GCD** - A large ash tree in front of 32 GCD is raising the sidewalk and surrounding soil, creating a dam that holds water in front of 28/30 GCD. **We would like to remove the ash tree and then lower the grade and replace about eight sections of the main walk.** This would be the one ash tree removed this year as part of the EAB plan. Will talk to Rod Boley about a smaller upright tree as a replacement. **Treat ash trees** - Our contract with TruGreen allows for the treatment of six ash trees. Five trees are being treated by PVHA and one homeowner is having the ash tree near his home treated. **Snow Removal – plowing and shoveling** - Property Services plowing has been very timely except for the shoveling after the 6" snowfall on 2/9. I requested that snow shoveling be completed no later than noon for an overnight event or no later than 6 hours after a daytime snowfall ends. Property Services were very timely after the 5" snowfall last week. **Maintenance Projects** -Time was spent salting and removing snow during active winter months. Will perform some renewal pruning in March and get ready for spring. **Prepared and Footnoted December and January Financial Statement** – For review at the meeting. **Concrete Replacement** – Mega Concrete was contracted to replace sidewalk sections and a few front porches in July of 2017. After contacting them last month they will honor the contract and perform the work this spring. I would like to add the replacements of the walk sections in front of 28-30 GCD and 34-36 GCD to this year's work.

Old Business:

Garage Doors: Many older garage doors are in need of paint and there are numerous colors throughout the complex. Management recommends garage door colors be limited to two colors, PVHA taupe & PVHA green, to create a consistent and appealing appearance for the complex. **Special Offer:** MMSC by Habich & Stahl to use \$6,600, of over budgeted funds in the operating budget, to cost share with homeowners. The Association will paint garages for \$50, which includes labor and paint. Management will be contacting homeowners whose doors are severely faded/mismatched for scheduling painting. Any homeowner may take advantage of this offer by calling Mary, 608-284-9676 and getting on a list.

New Business:

Community Room Use Policy: MMSC by Evans & Habich to propose policy changes for using community room, effective April 1, 2018. The \$50.00 refundable deposit will remain the same. Homeowners will receive two free uses of room per year and following the two uses a \$15.00 nonrefundable charge is recommended for each use to cover increasing costs for the room.

Board Vacancy Appointment: Board voted unanimously to appoint Jim Stahl to fill the office of the vice president vacancy until the annual election in November.

Horizontal Foundation crack: MMSC by Habich and Evans to proceed with repair of horizontal wall crack at 246 GCD and share the cost with homeowner.

MMSC by Habich & Stahl to adjourn the meeting at 8:20 pm.

The next PVHA Board Meeting will be Monday, May 14, 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 up by the wood fence **only**, every other Friday. **Please do not place any items out for city pick up until the Thursday night before these Friday dates.** (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

Minutes prepared and submitted by Marlene Reineking, Secretary. Visit the Parkwood Village Association website for all information: www.parkwoodvillage.org