



# PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

*A Great Place to Live • Established 1981*

[www.parkwoodvillage.org](http://www.parkwoodvillage.org)

## May 14, 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

Jan Glew  
827-6607

Susan Golz  
772-0208

Management Services:  
Coal Morton, Inc.

Phone: 608-284-9676  
Weekend Emergency:  
259-2820

Mary@coalmorton.com  
Lou@coalmorton.com

### MMSC:

(Motion was Made,  
Seconded and Carried)

### Call To Order:

President Buzogany called the meeting to order at 7:02 pm.

MMSC by Reineking & Habich to appoint Jan Glew to fill the vacant board director position to serve until the November 2018 PVHA Annual Meeting.

### Roll Call:

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

**Board Members Absent:** None.

**Homeowners Present:** Judy Carlson, 102 GCD; Gerry Book, 104 GCD; Marilyn Virtue, 6608 OSD; Sue Goldstein, 6614 OSD; Kathryn Moore, 4 GCD; Dana Warren, 6650 OSD; Lillian McGrath, 6652 OSD, Zachary Swagel, 208 GCD & Jim Jackson, 20 GCD.

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

### Communications from Homeowners:

For information only: The City of Madison Police Department offers active shooter training sessions to groups upon request.

Parkwood Hills Community Association offers additional social events and welcomes new members.

**Communications from Homeowners in attendance:** None

### Reading and Approval of March 12, 2018 Minutes:

MMSC by Habich & Stahl to approve the minutes as submitted.

### Financial Report:

Treasurer Habich reported finances as of April 30, 2018.

Checking	\$ 65,131.38
Reserve Fund/Fortune 500	<u>316,753.58</u>
Total Assets	\$381,884.96

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

### Committee Reports:

**Neighbor – 2 - Neighbor Committee:** Garage sale /bake sale – Participation so far appears to be fewer participants. Annual Potluck Picnic is Saturday, June 23, 2018, 3:00 – 5:00 pm down by the pool.

**Pool Committee:** Pool clean-up scheduled for Wednesday, May 23. Pizza served for volunteers.

## Management Company Report - Activity for the month of March & April, 2018.

**Weather** - A very cold March and a record snowfall for April resulted in increased snow removal and salting.

**Rotting wood - Rotted** plywood was replaced at 6614 OSD. Also replaced a rotted piece of building trim between the first and second floor at 102-104 GCD.

**Storm Drain & Asphalt Project** - Met with Nathan Lockwood (D'Onofrio Kotke) and they performed the field work in mid-April. They will be developing the bid specs and soliciting quotes for the storm drain. Developed and sent RFP for asphalt replacement to Payne & Dolan, DRS, Tri County and Poblocki Paving.

**34-36 GCD Garage sinking** - The floor between the garage doors at 34/36 GCD has sunk approximately one inch. This garage foundation was raised in 2011 and still under warranty. They will install one new resistance pier in the center for \$3,000. The remainder of the work, the highest cost portion, done at no additional cost. Recommend approval of the contract. Unanimous consent by Board to proceed with contract. There is a \$13,371 expense in the Reserve Budget in the year 2020 for sinking/settling repairs.

**28 - 30 GCD** - Ash tree removed by Boley. This will allow for the sidewalk and surrounding terrain to be lowered in the area to prevent ice accumulation.

**Rentals** – Spoke with a loan officer from Old National Bank to determine how banks view rentals and non-owner occupied homes as it relates to mortgage approvals. Also reviewed Fannie Mae guidelines for rental limits which would impact a FHA loan.

**256 GCD Basement** - Contractor completed repairs. Assessed project with engineer during progress and when completed.

**Prepared and Footnoted** - February, March and April Financial Statement.

### Old Business:

**Horizontal foundation crack at 246 GCD** - MMSC by Reineking & Stahl to proceed with contract to repair.

**Community Room Use Policy Changes** - Board voted unanimously to adopt the proposed changes for community room use by email on March 19, 2018, changes effective April 1, 2018. [www.parkwoodvillage.org](http://www.parkwoodvillage.org)

### New Business:

**Attorney Search** - Our attorney has retired and Ethan Miller, W.R. Stewart & Associates, is recommended to represent PVHA going forward. MMSC by Habich & Reineking to hire Ethan Miller as new attorney.

MMSC by Stahl and Golz to adjourn the meeting at 7:55.

**ALERT!** Please slow down when driving through the complex. Many residents and children are out and about.

**REMINDER:** Summer is here and doors/ windows are open. Please keep your voices low, your children quiet and don't let your dogs bark. These sounds carry very easy.

The next PVHA Board Meeting will be Monday, July 9, 2018, in the PVHA Community Room at 7:00pm. All Homeowners are welcome and urged to attend.

If you wish to speak at a Board Meeting...PLEASE. ...request to be placed on the agenda prior to the meeting, and indicate your issue. Please send agenda requests to Marlene Reineking, [mar134wi@aol.com](mailto:mar134wi@aol.com),

• 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.** (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](http://www.parkwoodvillage.org)

Minutes prepared and submitted by Marlene Reineking, Secretary. Visit the Parkwood Village Association website for all information: [www.parkwoodvillage.org](http://www.parkwoodvillage.org)