



PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

A Great Place to Live • Established 1981

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
29-2985

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)

March 12, 2012 Board Meeting Minutes

CALL TO ORDER

President called the meeting to order at 7:04 pm

ROLL CALL

Board Members Present: Dana Warren, Gail Brittan, Travis Warwick, Jim Stahl, Robert Webb, and Marilyn Virtue

Board Members Absent: Marlene Reineking

Homeowners Present: Judy Carlson, 102 GCD; Jim Jackson, 20 GCD; Gerry Book, 104 GCD; Sue Goldstein, 6614 OSD; Judy Savage, 258 GCD; John Lowrey, 222 GCD; Jan Glew, 138 GCD, Kathryn Moore, 4 GCD; David Fine, 122 GCD; George Mickelson, 6632 OSD; Sue Cesnik, 124 GCD

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

READING and APPROVAL of February 13, 2012 Minutes: MMSC by Brittan and Webb to approve minutes.

COMMUNICATIONS FROM HOMEOWNERS

- John Lowrey: "No Walker left behind". Interested walkers meet at 9:00 am at the pool Monday through Friday, rain or shine. (Days subject to change due to physical therapy.) One half mile out and back, slow walking.
- Youth Employment: At this time the Board is not taking on the role of Employer.
- Complaints on Barking Dogs
 1. Work it out with Neighbor;
 2. You can call a Board Member, either Marilyn Virtue or Robert Webb to check out the noise complaints for documentation; or,
 3. Call Police and they will connect you to the Animal Control Center.
- Speeding complaint. A reminder that the "Speed Limit" in PVHA is 5 miles per hour regardless of the type of vehicle being driven.
- 6620 OSD had a concern about tree branches leaning over their roof. Asked to have them removed. Coal Morton will look into it.
- Grilling complaints: Call Fire Department if Owners are not complying with the law (10 feet away from buildings/combustible material). Grilling rules will be issued.

FINANCIAL REPORT

Travis Warwick reported finances as of February 29, 2012

Checking Account	\$37,806.80
Reserve Fund	\$55,020.38
Insurance Fund	\$ 5,543.88
Fortune Savings Account	\$60,564.26
Total Assets	\$98,371.06

MMSC by Stahl and Brittan to accept financial report

COMMITTEE REPORTS

- Pool Committee – Linda Borchardt & Susan Golz will be sharing the Chair.
- Green Living Committee – Inactive. No show of interest.
- Property Committee – Lou reported that Property Services bought a new Slit Seeder. A walk will be done to see where it will be needed.
- Neighbor to Neighbor Committee – No report

MANAGEMENT COMPANY REPORT

- **Roofing Completed** – Tempel Roofing Completed the roofing on 206-216 Grand Canyon and 6630-6632 Offshore. 38 sheets of deteriorated plywood were replaced.
- **Reserve Update** - Met with Travis Warwick and Justin Maier (Reserve Advisors) on March 2 to review and update costs and estimated replacement amounts for all building and association property.
- **Tree Trimming** – Boley Tree Service will conduct maintenance pruning of all large trees on the south half of the property over the next two weeks.
- **Purchase Demolition Hammer** – This tool is used to break up the concrete surrounding the fence posts. With different attachments this tool is also useful for cutting roots and trenching in clay type soils. Rental is \$72/day. Adding travel time to pick up and return the demolition hammer brings the cost to approximately \$130 for each day of use. We rented this tool twice last year. A 20 pound Bosch SDS Demolition Hammer costs \$550. Four days rental will pay for the tool. Recommend purchasing one to keep on site at PVHA.

OLD BUSINESS

1) **Dog Rules/Requirements:** Work in Progress

NEW BUSINESS

- Water Problems: Leaky Faucets/Leaky Toilets, call Plumber. Coal Morton did reply to the Homeowner. Another problem with water is the downspouts with water running off the buildings. The Board will be looking into this issue to find a better way to handle the problem.
- The City will begin replacing water meters. Coal Morton will do the research on individual water meters.
- Dana and Marilyn attended CAI (Community Association Institute) an annual conference in Pewaukee. Twenty round table sessions were held with FHA discussions, Insurance, Reserve Studies and Disaster Preparations. A suggestion was made to have a Disaster Plan for PVHA, maybe have Area to meet and a way to check on our neighbors after a disaster. Jim Stahl will get some information from the State on Disaster Preparations.
- Coal Morton will provide an updated inventory of the PVHA tools as well as a list of the tools they own.
- Check with your Insurance Agent to update your Homeowners Policy to make sure you have the right amount of coverage on your Dwelling.
- Duerst Insulation was the company name provided by a Homeowner for reasonable prices for insulating the attics. Coal Morton will send out the information.
- Dumpsters will arrive on Friday, June 8 until Friday, June 15. The 12 Yard dumpster will be placed on the SW property lot. The 30 Yard dumpster will be placed on the far NW property lot.
- Volunteers are needed for the committees as well as for the pool opening.

MMSC by Warwick and Webb to adjourn the meeting at 8:46 pm. The next board meeting will be Monday, April 9, 2012. Please send agenda items to Marlene Reineking, mar134wi@aol.com, no later than Friday, April 6, 2012.

Reminder: The Board is looking for committee volunteers for this year. If you would like to volunteer contact a Board member. Coal Morton will send out an email looking for Volunteers.

Minutes prepared and submitted by Judy Carlson on behalf of Marlene Reineking
The Parkwood Village Association website is: www.parkwoodvillage.org