



# PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

*A Great Place to Live • Established 1981*

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

## October 13, 2014 Board Meeting Minutes

### Officers

#### *President*

Dana Warren  
833-5703

#### *Vice President*

Jennifer White  
225-1097

#### *Secretary*

Marlene Reineking  
833-7061

#### *Treasurer*

Mark Habich  
833-6841

### Directors:

Marilyn Virtue  
358-1476

Jim Stahl  
833-4415

Nancy Evans  
836-7201

Management Services:  
Coal Morton, Inc.

Phone: 249-2736

Weekend Emergency:  
259-2820

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 7:00 pm.

### Roll Call:

**Board Members Present:** Dana Warren, Jennifer White, Marlene Reineking, Mark Habich, Marilyn Virtue & Nancy Evans.

**Board Members Absent:** Jim Stahl.

**Homeowners Present:** Judy Carlson, 102 GCD; Gerry Book, 104 GCD; Sue Goldstein, 6614 OSD; Judy Savage, 258 GCD; Bonnie Buzogany, 106 GCD & Claire Matejka, 238 GCD.

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

### Communications From Homeowners:

1. Homeowner requested reimbursement for costs to repair a foundation crack which caused leaking. The PVHA Declaration states that the foundations of a Type I Unit are the responsibility of the Homeowner thus the repairs do not qualify for reimbursement by the Association.

### Reading and Approval of September 8, 2014 Minutes:

MMSC by White & Virtue to approve the minutes as submitted. Note: Annual Budget Hearing date changed to Wednesday, October 22, 2014.

### Financial Report:

MMSC by Reineking & White to receive the August Financial Report as presented.

Treasurer Habich reported finances as of September 30, 2014.

Checking	\$ 19,087.03
Reserve Fund/Fortune 500	111,135.86
Total Assets	\$130,222.89

MMSC by White & Virtue to accept the financial report as presented.

### Committee Reports:

Neighbor-to-Neighbor Committee – Halloween Party Saturday October 25, 2014 3 - 5pm.

Emergency Preparedness Committee – Roster of Homeowners is complete and will be distributed to coordinators.

## Management Company Report - Activity for the month of September 2014

1. Reviewed and footnoted September Financial Statement - Monthly water bills started arriving in October. This will bring the 2014 expenses for water/sewer over budget as a total of 15 months water/sewer usage will be paid for in the 2014 calendar year. Only essential maintenance will be performed for the remainder of this year to control operating costs.
2. Prepared First Draft of 2015 Annual Budget – Budget and Thirty Year Expense Projections were updated and reviewed with Treasurer, Mark Habich.
3. Concrete Work - The entry brick rail at 116/118 GCD was rebuilt. Sidewalk replacement was completed at seven locations. The main entrance apron was replaced near 134 GCD. The trash/recycling carts were brought to and from the city terrace by management staff for two weeks.
4. Boley Tree Service – Will perform pruning and remove two trees this fall. A tree at 6604 OSD is being removed as it is up-heaving the patio and the garage floor and another at 138 GCD.
5. Fence Repair – Rotted fence posts and boards were replaced at 136 GCD and 6632 OSD.
6. Gutter Cleaning - Fall gutter cleaning started last week.
7. Remaining Reserve Projects - budgeted \$5,000. Tempel will replace the clubhouse roof. Coal Morton staff will complete repairs to the timber wall near 258 GCD.

### Old Business:

1. Cluster Mail Boxes – update - Committee recommended that location of cluster boxes at this time is not in the best interest of a majority of Homeowners. MMSC by Habich & White to table installation until the USPS mandates. The USPS will be notified of decision.
2. Community Room Key Policy – update – A key sign-out sheet was created.

### New Business:

- 1 Ground & Snow Removal Contract: MMSC by Evans & Habich to renew a two year contract with Property Services.
2. Asphalt Repairs: The contract was put on hold due to measurement inaccuracy. MMSC by White & Reineking to contract with Four Lakes to heat and compact deteriorating areas, a less expensive repair process.
3. 2015 Annual Budget Proposal: Lou Glauner and Mark Habich presented a brief summary of the annual budget proposal. Please view it on our website at [www.parkwoodvillage.org](http://www.parkwoodvillage.org). A summary will be presented on Wednesday, October 22, 2014 - 5:30 at the Community Room by Lou Glauner and Mark Habich.

MMSC by Virtue & White to go into executive session.

MMSC by Habich & Evans to come out of executive session.

MMSC by Evans & White to accept recommendation for past due condo fees.

MMSC by Reineking and Habich to adjourn the meeting at 9:01 pm.

The next PVHA Board Meeting will be Monday, November 10, 2014, in the PVHA Community Room at 7:00pm. All Homeowners are welcome and urged to attend.

**Please Attend – PVHA Annual Business Meeting – Thursday, November 13, 2014 7 – 9 pm Schwoegler's Entertainment Center - 444 Grand Canyon Drive.**

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), no later than Thursday before the meeting.

- 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 pickup, at the curb on the designated area only - up by the fence. Upcoming dates are November 21<sup>st</sup> & December 5<sup>th</sup> (FRIDAYS). **Please do not place any items out there until the Thursday night before these 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](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)