



PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

A Great Place to Live • Established 1981

October 14, 2013, Board Meeting Minutes

Officers

President

Dana Warren
833-5703

Vice President

John Lowrey
821-0157

Secretary

Marlene Reineking
833-7061

Treasurer

Travis Warwick
843-3242

Directors:

Robert Webb
833-7307

Marilyn Virtue
829-2985

Jim Stahl
833-4415

Management Services:
Coal Morton, Inc.

Phone: 249-2736
Weekend Emergency:
259-2820
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Mary@coalmorton.com
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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, John Lowrey, Marlene Reineking, Robert Webb, & Marilyn Virtue.

Board Members Absent: Travis Warwick & Jim Stahl.

Homeowners Present: Judy Carlson, 102 GCD; Jim Jackson, 20 GCD; Gerry Book, 104 GCD; Judy Savage, 258 GCD; Bonnie Buzogany, 106 GCD; Kathryn Moore, 4 GCD; Susan Day, 16 GCD; George Mickelson, 6632 OSD; and Randy Peckham, 2 GCD.

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

Communications From Homeowners:

1. Homeowner requested that the Board look at non-flowering greenery to plant around the pool fence next spring.

Reading and Approval of September 9, 2013 Minutes:

MMSC by Webb & Virtue to approve the minutes as submitted.

Financial Report:

Lou Glauner reported finances as of September 30, 2013.

Checking	\$39,571.35
Reserve Fund/Fortune 500	62,488.48
Total Assets	\$102,059.83

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

Committee Reports:

Neighbor-to-Neighbor Committee – Halloween party will be Saturday, October 26th, 2-5 PM. The committee will meet to discuss ideas for using the Community Room for other Homeowner activities such as board games or card playing.

Management Company Report - Activity for the month of September 2013:

1. **Fence Repairs & Gutter Relocation** - Fence repairs were completed at 6648 OSD and 142/144 GCD in addition to a couple fence gates. At 6648 OSD the gutter was rerouted to the center of the planting area.

2. **Shrub Trimming** - Trimming bushes was completed at all homes.

3. **Foundation Stabilizing** - 214 and 244 GCD - Drywall was removed and the piers were installed. The footings at 214 were separated from the foundation wall by 6". The front porch would have most likely continued to sink for several years. The wall above the footing actually moved while excavating the footing from this area.

4. **Seeding** - 246-254 and 232-238 GCD - Areas were over-seeded the second week in September.

5. **General Maintenance** - The pool was closed with assistance from Mike at USA Pools. General requests were completed and several photocells were replaced this past month. Bee and critter activity remained high this year.

6. **Tree Removal at 122 GCD** – A dead maple tree was removed by Boley Tree Service.

7. **Asphalt Repairs** - Management toured and marked all of the asphalt for repairs and crack sealing. Work will be completed this month.

8. **Audit Review** – A Review was conducted by Wegner CPAs. PVHA books were found to be in order and accurate.

9. **Snow Plowing** - The current contract with Property Services of Madison for lawn maintenance, spring & fall cleanup, snow plowing & shoveling expires 10/31/13 and they are willing to renew the contract at the same rates. A PVHA homeowner requested a quote be obtained from Putter's Green. Their quote was higher than Property Services. Property Services, with the exception of timing of snow removal during a major snowfall last year, have performed the work as specified in the contract and are very responsive to special requests.

MMSC by Lowrey & Webb to renew the contract for Property Services of Madison for one year.

10. **Leveling of Basement Floors** - The homeowners at 244 and 246 GCD have requested that their basement floors be leveled off to reduce the significant sloping. The owner at 214 has not requested to have the floor leveled, but it does drop off by about 3" over a distance of 3'. In the Type 2 Units, PVHA is responsible for settling. In the Type 1 Units PVHA is not responsible for settling. The Homeowner at 246 (Type 1) feels the underground leaking sewer pipe caused the settling. Management believes that some of the sinking was due to the leaking sewer pipe and some was prior settling due to being on the filled land. Would recommend splitting the cost for leveling the floor in 246 GCD.

MMSC by Webb & Virtue to proceed with recommendation of management and level the basement in 244 GCD (Type 2 Unit), and to pay one-half of leveling costs at 246 GCD (Type 1 Unit).

Management recommends that PVHA establish a permanent criteria for leveling floors. For example: Floors will only be leveled if there is more than 3" of settling over a distance of 6' or less.

11. **Banking Services** - UW Credit Union has the capabilities of transferring funds that PVHA is looking for. Coal Morton will set up a trial account.

Old Business:

1. Security update – Memorial High School Staff is using golf carts to ride through the complex to check on students trespassing through our grounds. If you see any suspicious activity – Please call the police at the West District at 243-0500 or if emergency call 911. Burglaries have increased in the area. Please keep your garage door down and your side garage door locked.
2. Homeowner will submit FCC policies on installing an amateur radio antenna.

New Business:

1. MMSC by Lowrey & Webb to support the 2014 PVHA Annual Budget proposed by Management.

MMSC Lowrey & Webb to adjourn the meeting at 8:40 pm.

The next board meeting will be Monday, November 11, 2013, in the PVHA Community Room at 7:00 pm. 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, no later than Thursday, November 7th.

- PVHA 2013 Annual Business Meeting --- Thursday, November 14, 2013 - 7- 9 pm.
Schwoegler Park Town Lanes, 444 Grand Canyon Drive.

- **WEEKENDS:** On weekends - **call Coal Morton only when you have an emergency.** Please use the emergency number: 608-259-2820 for weekend emergencies.

Please use the work request form on our web page. It is more efficient for homeowners and management than making phone calls. It is important for documenting the work projects and requests. www.parkwoodvillage.org

Please place large items, for city pickup, at the curb on the designated area only - up by the fence. Upcoming dates are November 8th & 22nd (FRIDAYS). **Please do not place any items out there until the Thursday night before these dates.** (City Ordinance 10.18 1)

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