



PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

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October 8, 2012 Board Meeting Minutes

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
829-2985

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)

CALL TO ORDER

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

ROLL CALL

Board Members Present: Dana Warren, Marlene Reineking, Travis Warwick, Jim Stahl, Robert Webb, and Marilyn Virtue.

Board Members Absent: Gail Brittan.

Homeowners Present: Judy Carlson, 102 GCD; Gerry Book, 104 GCD; Sue Goldstein, 6614 OSD; Judy Savage, 258 GCD; Bonnie Buzogany, 106 GCD; John Lowrey, 222 GCD & Kathryn Moore, 4 GCD.

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

COMMUNICATIONS FROM HOMEOWNERS:

1. Homeowner - 4 GCD - and on behalf of Homeowner - 124 GCD – requested the Board to place a ban on any use of pesticides on the common area including all flower gardens. MMSC by Webb & Stahl that the Board will take the request under consideration, do additional research, and make a decision before spring.
2. Homeowner – 222 GCD – Has noticed that mail and delivery packages are being left on stoops for too long, making it appear that no one is home which leaves an invite to any burglar. If you are going to be gone, please arrange to have your mail and any deliveries picked up by someone. Please also keep your large garage door closed and your side garage door locked.
3. MMSC by Webb & Virtue to refer a Homeowner communication to the Homeowner Relations Committee.

READING and APPROVAL of September 10, 2012 Minutes: MMSC by Warwick & Webb to approve the minutes.

FINANCIAL REPORT

Treasurer Warwick reported finances as of September 30, 2012:

Checking	\$44,074.11
Reserve Fund/Fortune 500	60,619.25
Total Assets	\$104,693.36

MMSC by Reineking & Virtue to accept financial report.

COMMITTEE REPORTS

Pool Committee – No report

Property Committee – No report

Neighbor-to-Neighbor Committee – The Annual Halloween Party is scheduled for Saturday, October 27, 2012, 2:00 – 4:00 PM, in the PVHA Community Room. Everyone is welcome and costumes are optional.

Owner Relations Committee – No Report

Pet Committee – The Pet Committee met and will have a survey available at the annual meeting. The question is: Should the condominium rules be changed and the current weight limit for all dogs be eliminated?

MANAGEMENT COMPANY REPORT

Activity for the month of September:

1. **Drainage Project** – Ron Klaas (D'onofrio Kotke) put the scaled down project out for quotes. He explained that the contractors lost interest in this small project and did not submit bids. Ron Klaas presented a plan for a French drain at the corner of the clubhouse to be installed in two weeks.
2. **2013 Annual Budget** – Reviewed reserve report from reserve advisors and updated the 2013 Budget and Reserve Fund schedule.
3. **Variance for Egress Windows** – Management met with city building inspectors. They do not allow group applications for variances. Two or three persons from PVHA would have to apply individually and receive a variance and then future similar projects would be approved based on set precedent. All variance applications require a \$500 application fee. Management also met with the city fire protection engineer as he writes the opinion for the Board of Appeals for variances. In lieu of installing an egress window, he wants both a sprinkler system in the basement and interconnected smoke alarms installed before he would provide a favorable opinion.
4. **Turf Damage** – Property Services will slit seed damaged areas the last week in October, after fall leaf clean up.
5. **Maintenance Projects** – The pool was winterized and covered. Gutter cleaning will be completed in the order the trees become bare.
6. **Tree/Shrub Replacement** – Three small trees and 17 shrubs were recently planted. Most were replacements for those lost due to the drought. These new plantings will be mulched and watered prior to winter.
7. **For the Near Future** - Concrete replacement will be completed near the end of October.

Management presented a revised 2013 annual budget proposal. MMSC by Warwick and Stahl to approve the revised budget and present it to the Homeowners at the PVHA Annual Meeting for vote on Thursday, November 8, 2012.

Informational budget meetings will be held for Homeowners by Management at the Community Room on:

Wednesday, October 24, 2012 – 7:00 pm - 8:30 pm

Saturday, October 27, 2012 - 12:00 pm - 1:30 pm

Old Business

1. Signage. Management presented graphics and cost of new speed limit and private property/no trespassing signs. MMSC by Warwick and Webb to proceed with ordering and installing new signs.
2. Installing individual water meters will not be considered at this time.
3. No cost estimate received yet on installing new television cable.

NEW BUSINESS: None

MMSC by Warwick & Stahl to adjourn the meeting at 8:40 pm.

There will be a monthly Board meeting in November. The Board meeting will be Monday November 12, 2012, in the community room at 7:00 pm. Please send agenda items to Marlene Reineking, mar134wi@aol.com, no later than Thursday, November 8, 2012.

Please continue to place large items at the curb on the bricked areas only, preferably up by the fence. Large item pickup dates for November are Friday the 9th & Monday the 26th (week after holiday). Do not place any items out there until the night before these dates.

Reminder: The Board continues to look for committee volunteers. If you would like to volunteer contact a Board member.

Annual PVHA meeting Thursday, November 8, 2012 - Schwoegler's Entertainment Center (Bowling Center) 444 Grand Canyon Drive, 7:00 to 9:00 pm.

Minutes prepared and submitted by Marlene Reineking, Secretary. The Parkwood Village Association website is: www.parkwoodvillage.org