



# PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

*A Great Place to Live • Established 1981*

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

## SEPTEMBER 10, 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 7:00pm.

### Roll Call:

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

**Board Members Absent:** Nancy Evans.

**Homeowners Present:** Judy Carlson, 102 GCD; Kathryn Moore, 4 GCD; John Lowrey, 222 GCD & Kate Ford Roberts, 228 GCD.

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

**Communications from Homeowners:** A Homeowner is looking for an unused garage to rent for vehicle.

**Communications from Homeowners in attendance:** None

### Reading and Approval of July 9, 2018 Minutes:

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

### Financial Report:

Treasurer Habich reported finances as of July 31, 2018.

|                          |              |
|--------------------------|--------------|
| Checking                 | \$57,469.27  |
| Reserve Fund/Fortune 500 | 320,261.98   |
| Total Assets             | \$377,731.25 |

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

### Committee Reports:

#### Neighbor - 2 - Neighbor Committee:

The Meet & Greet sessions have gone well. The Annual Halloween Party will be held on Saturday, October 27<sup>th</sup>. Details to follow.

#### Pool Committee:

The Board agreed to close the pool for the season on Sunday, September 16<sup>th</sup> at 8:00. Please pick up any toys you may have left at the pool. Doggie swim is questionable for this year.

## Management Company Report - Activity for the month of July & August, 2018.

### 134-256 GCD Storm Drain –

New pipe run and three new storm basins were installed the first week in August. PVC pipe runs to turf area and 242/244 and 246 GCD are connected. Both have worked well in the recent rains.

### 134-266 GCD Asphalt Project -

Project was completed by Poblocki over the past three weeks. One owner reported high asphalt at their garage entrance. Will walk all asphalt during the next rain to check for any areas that might hold water for Poblocki to return and repair.

### Rain, Gutters and Leaks –

Several homeowners experienced water in their basements. Even homeowners with sump pump systems were at risk as the power was out for nearly seven hours. Have cleaned and repaired several gutters. Work included installing 400' of gutter guards and the replacement of 200 gutter hangers. Gutter hangers with screws are being used to replace the current hangers which are secured with nails.

### Brickwork - Tuck-pointing -

Was completed in several locations. All of the required brickwork was the result of mortar joints opening up due to settling of the foundations.

### Trees to Remove and Replace – will be completed by Boley in late September.

Dead maple in front of 126-128 GCD (replace with white spire birch)

Dying maple at the back of 116-118 GCD (replace with Cleveland pear)

Flowering crab 216 GCD west of fence (replace with serviceberry)

Flowering crab 228 GCD west of fence (replace with persistent flowering crab).

### Homes Settling at 222/224 & 140/142 GCD -

There is significant settling in the shared front bump out area in both of these homes. The engineer, Kurt Frey, has provided a report. Kurt also did a site inspection of 140/142 GCD last week and will be providing a report and recommendations.

### Old Business: None

### New Business:

- Coal Morton, Inc. Contract: MMSC by Reineking & Stahl to approve a 3-year management contract with Coal Morton Inc.
- Property Services Contract: MMSC by Habich and Golz to approve a 2-year contract with Property Services for lawn mowing and snow removal.
- Discuss switching from cash basis to accrual accounting: Accrual accounting will provide a more accurate representation of annual income and expenses. Following a few questions from Board members a MMSC by Golz & Reineking to approve changing to accrual accounting for PVHA Management.

MMSC by Stahl & Reineking adjourn the meeting at 7:55pm.

The next PVHA Board Meeting will be Monday, October 8, 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)