



PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

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www.parkwoodvillage.org

SEPTEMBER 9, 2019 Board Meeting Minutes

Officers

President

Bonnie Buzogany
279-9997

Vice President

Lillian McGrath
833-0037

Secretary

Marlene Reineking
833-7061

Treasurer

Timothy Jaberg
920-227-8952

Directors:

Nancy Evans
836-7201

Jim Stahl
833-4415

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 7:00 pm.

Roll Call:

Board Members Present: Bonnie Buzogany, Lillian McGrath, Timothy Jaberg, Nancy Evans, Jim Stahl, & Susan Golz.

Board Members Absent: Marlene Reineking.

Homeowners Present: Judy Carlson, 102 GCD; Sue Goldstein, 6614 OSD; Dana Warren, 6650 OSD; Laurie Chagnon, 214 GCD & Laura Armstrong, 6 GCD.

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

Communications from Homeowners:

There was brief discussion about a barking dog. The owner is working to curb the dog's barking.

Communications from Homeowners in attendance: None

Reading and Approval of July 8 2019 Minutes:

MMSC by Jaberg and Stahl to approve the minutes as submitted.

Financial Report:

Treasurer Jaberg reported finances as of July 31, 2019

Checking	\$ 43,663.31
Reserve Fund/Fortune 500	209,813.69
Total Assets	\$253,477.00

MMSC by McGrath and Stahl to accept the financial report as presented.

Committee Reports:

Neighbor 2 Neighbor Committee

Ice Cream Social was well attended. The first Family Movie Night was a great success – about 24 adults/children attended. Popcorn and other treats were provided. Movie: "Inside Out." Next event: Halloween Party, Saturday, October 26th, time TBD.

Pool Committee

It was a good season for pool use and nightly pool closing. The pool will officially close on 9/15.

Management Company Report: Activity for the months of July and August 2019.

Declaration Rewrite - A draft of PVHA Declaration was finished in August. The draft PVHA Declaration is based on the condominium template from the Wisconsin Bar. The PVHA sub-committee met on 8/29 to review the first draft. The revised draft was distributed to Board members last week. Following is a summary of the more significant changes from PVHAs current Declaration: a) With the exception of foundations & footings, Type 1 and Type 2 Units are defined as equals. Foundations & footings remain part of the Type 1 Unit and repair and maintenance remain the responsibility of the

Homeowner. b) As supported by 75% of the owner's responding to the survey, PVHA will reimburse 50% of the cost to stabilize the foundation and footings of a Type 1 Unit up to \$9,000. c) Exclude the painted surface of the garage door & make it a Common Element thus painting will be a responsibility of PVHA. d) The Board of Directors would have the authority to pass Special Assessments up to a maximum of \$50,000 (\$520/unit). Special Assessments over \$50,000 would require membership approval. e) Insurance coverage responsibility would remain the same except PVHA's property insurance would include structural elements and wood framework of the Unit.

Below is the tentative time line for review and approval of the final draft. **2019** 1) Review of first draft by sub-committee (Aug 29). 2) Review of draft by Board (Sep 3 – Sep 10). Submit any questions or suggested changes for review by attorney. 3) Send draft to attorney for review (Sep 11 – Sep 30). 4) Board review of changes by attorney (Oct 1 – 14). 5) Develop cover letter to accompany distribution of Draft Amended Declaration to the membership (last week in November). **2020** 6) Hold Town Hall type meeting for membership to review the Draft Amended Declaration (Jan 6 – Jan 17). Attorney present to answer any questions. 7) Make any changes based on feedback (by Feb 7). 8) Mail the Final Amended Declaration to all homeowners and their mortgage holders (by the end of February). 9) Obtain the signatures of 2/3 of the unit owners and mortgage holders within 6 months of the mailing date (near the end of August).

2. Asphalt Project Complete – Poblocki completed the asphalt replacement in July. Using the pulverized asphalt for additional base material reduced the required amount to 40 cubic yards. Upon request by management, Poblocki reduced the final price for the work by \$8,000.

3. Raise Rite is tentatively scheduled to install resistance piers at 212 & 214 GCD in October.

4. Tree Removal – Boley Tree Service removed two pine trees near 6608 OSD in August and will remove the ash tree at 6620 OSD.

5. CM July/August – Projects included brick tuck-pointing at four homes, shrub trimming and weeding at a majority of the homes. Met with Becky from Avant Landscape to view and obtain plans. Conducted a tree tour for pruning and replacements. The removal and replacement of declining flowering crabs will be included in the 2020 Budget. Future projects: Conduct property tour and prepare 2020 Budget for review at the October Board meeting. Trim shrubs, remove/build fences and gutter cleaning

6. Financial Statement - Reviewed and Footnoted June and July Financial Statement. The July Statement will be reviewed at the Board Meeting.

7. Close out Sun Prairie CD - With 2020 asphalt replacement the PVHA reserve fund will be reduced to approximately \$83,000 by the end of summer 2020. On 9/17/18 the Sun Prairie Bank CD auto renewed at 0.5% for one year. Management recommended closing out the SPB CD and transfer the funds to a Summit Credit Union (SCU) Money Market Ultimate account where it will earn 1.0% interest. This would require converting the current SCU MM Plus Account to their MM Ultimate Account. MMSC by Golz & McGrath to approve the Management proposal to close out, transfer and convert specific PVHA reserve funds.

Old Business: None

New Business:

- 2019 Fence Replacement (12-14, 204-206, 6640, 6612-6614). After obtaining bids from other companies, and despite the per hour rate increase, CHIP Property Solutions continue to have the better rate for fence construction.
- Bonnie Buzogany requested approval to install a garden window. MMSC by Jaberg and McGrath to approve the request.
- Annual Meeting Elections – Need candidates.
- PLEASE SLOW DOWN – A great deal of speeding has been noticed. After discussion, it was determined that observers should note the license plate and report to Management. A letter will be sent to resident with a reminder of PVHA speed limits.

MMSC by Jaberg & McGrath to adjourn the meeting at 7:57 pm.

The next PVHA Board Meeting will be Monday, October 14, 2019, in the PVHA Community Room at 7:00pm. All Homeowners are welcome and urged to attend.

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