



PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

A Great Place to Live • Established 1981

www.parkwoodvillage.org

PVHA BOARD MEETING MINUTES MONDAY JANUARY 8, 2024, 7:00 pm Virtual Meeting

Officers

President

Dana Warren
608-833-5703

Vice President

Tyler Coppens
608-203-7486

Secretary

Shelby Lofthus
715-933-0183

Treasurer

Bonnie Buzogany
608-279-9997

Directors:

Jim Stahl
608-833-4415

Kate-Ford-Roberts
608-576-7496

Susan Golz
608-772-0208

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:

Tyler Coppens called the meeting to order at 7:05 PM.

Roll Call:

Board Members Present: Tyler Coppens, Shelby Lofthus, Bonnie Buzogany, Jim Stahl, Kate Ford-Roberts, & Susan Golz.

Board Members Absent: Dana Warren

Homeowners Present: Virtual Board Meeting.

Homeowners are invited to join on Zoom. Homeowners joining were Lisa Underhill and Nancy Evans.

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

Communications from Homeowners in attendance:
Virtual meeting.

Review and Approval of October 9, 2023 Minutes:

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

Financial Report:

Treasurer Buzogany reported finances as of November 30, 2023:

• Checking	\$43,628.40
• Reserve Fund/Fortune 500	\$223,421.35
• Total Assets	\$267,049.75

MMSC by Coppens & Roberts to accept the financial report as presented.

Committee Reports:

- **Neighbor – 2- Neighbor Committee**

Nancy – Nothing new to report at this time. Will be meeting with the committee soon.

- **Pool Committee**

Bonnie – Will start reaching out to the community in April to get volunteers to help close.

MMSC by Coppens & Buzogany to accept committee reports as presented.

Management Company Report - Activity up to January 07, 2024

1. PVHA 2023 Annual Business mtg.
2. Completed projects:
 - a. Poblocki paving at 262-266 GCD is working pretty well.
 - b. Repaired and painted two fences at 6608-6610 OD.
 - c. Madison Window cleaning cleaned all gutters during two visits.
 - d. Remove speed bumps.
 - e. Converted the border area along HS fence north of 2 GC to a no mow area.
 - f. Placed out four salt barrels.
 - g. Prepared equipment for the upcoming snow season.
 - h. Updated the PVHA Condominium Document Set.
3. Upcoming projects:
 - a. Raise Rite to install 14 foundation resistance piers at 230 GCD for \$28,000. Per PVHA Restated Declaration the Association will reimburse the Homeowner \$9,000 on completion of this project.
 - b. Meet and discuss improvements for the community room.
 - c. Have Badger Swimpools change out the sand in the two pool filters.
 - d. Continue to sand and paint the rusty mailboxes.
 - e. Obtain template from Attorney Ethan Miller and start work on rewrite of PVHA By Laws.

Old Business: None

New Business: None

MMSC by Lofthus & Roberts to adjourn the meeting at 7:41 PM.

The next PVHA Board Meeting will be Monday March 11, 2024, 7:00 pm virtual.

All Homeowners are welcome and urged to participate.

If you wish to speak at a Board Meeting please contact the secretary to be placed on the agenda prior to the meeting, and indicate your issue.

●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 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

Minutes prepared and submitted by Shelby Lofthus. Visit the Parkwood Village Association website for all information: www.parkwoodvillage.org



PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

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PVHA BOARD MEETING MINUTES MONDAY March 11, 2024, 7:00 pm Hybrid Meeting

Officers

President

Dana Warren
608-833-5703

Vice President

Tyler Coppens
608-203-7486

Secretary

Shelby Lofthus
715-933-0183

Treasurer

Bonnie Buzogany
608-279-9997

Directors:

Jim Stahl
608-833-4415

Kate-Ford-Roberts
608-576-7496

Susan Golz
608-772-0208

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:

Tyler Coppens called the meeting to order at 7:01 PM.

Roll Call:

Board Members Present: Dana Warren, Tyler Coppens, Shelby Lofthus, Bonnie Buzogany, Jim Stahl, Kate Ford-Roberts, & Susan Golz.

Board Members Absent: None

Homeowners Present: Virtual Board Meeting.

Homeowners are invited to join on Zoom or in the community room.
Homeowners joining were Nancy Evans and Tim Jaberg.

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

Communications from Homeowners in attendance:

Virtual meeting.
Madison updated their COVID policy.

Review and Approval of January 8, 2024 Minutes:

MMSC by Ford-Roberts and Golz to approve the minutes as submitted.

Financial Report:

Treasurer Buzogany reported finances as of January 31, 2024:

•	Checking	\$50,642.54
•	Reserve Fund/Fortune 500	\$242,598.26
•	Total Assets	\$293,240.80

MMSC by Coppens & Stahl to accept the financial report as presented.

Committee Reports:

• Neighbor – 2- Neighbor Committee

Nancy reported that the committee met and scheduled our normal activities.

- Easter Egg Hunt – Saturday March 23rd
- Adult Game Night – Friday April 19th
- Bake Sale and Bike Checkup – Saturday May 4th
- Garage Sale – Saturday June 1st – Need at least 8 participants/households.
- Parade and Treats – Thursday July 4th
- Annual Picnic – Saturday September 7th
- Halloween Party and Parade – Saturday October 26th

We are always looking for new members and others who just want to help for an individual event. 😊

• Pool Committee

Bonnie will start gathering volunteers to close the pool.

Management Company Report - Activity for the month of January 10 through March 8, 2024

1. Completed Projects:
 - a. Completed stabilizing Type 1 Unit, Raise Rite installed 14 foundation resistance piers at 230 GC.
 - b. Completed pulled snow drifts and knocked down large icicles after the major January snow falls.
2. Upcoming Projects:
 - a. CHIP Property Services will be handling larger maintenance project over the next six months.
 - i. 208 GC – Repair brick façade under the front window
 - ii. 238, 254-256 GC – Clean garage gutter/downspout and install gutter guards.
 - iii. 110/112 GC – rescue gutter and fascia on 2nd floor roof over garage.
 - iv. 134 GC – Replace the rotting front privacy fence.
 - v. 30/32 & 34/36 GC – Frame and install siding over a/c grates above garage doors.
 - b. Badger Swimpools will assist with opening the pool and change out the sand in the two pool filters.
 - c. Obtain template from Attorney Ethan Miller and start work on rewrite of PVHA By Laws. Ethan is currently working on a By-Laws rewrite for another condominium and will forward the version he is working on upon completion.
3. January/February Snow Removal
 - a. January was a very active month with snowfall accumulation recorded on 14 days and 24" of snow over a one week stretch (1/8-1/14). February was very quiet with only four very light snow events. Total snowfall for the two months was 30" which represents 60% of the average (50") for a Madison winter. With the exception of some sidewalk clearing work went well thru the very active period in January. To date we have used approximately 50% of the annual snow removal/salting budget.
4. 2024 Pool Rules – Discussion

Old Business:

None

New Business:

1. PVHA Reserve Fund Investment in CD –
 - a. MMSC by Coppens and Lofthus to invest \$50,000 from the MM account to be invested in a BMO Alto 6-month CD now and another \$50,000 be invested in a second 6-month CD in June. Motion passed.

MMSC by Lofthus and Coppens to adjourn the meeting at 8:00 PM.

The next PVHA Board Meeting will be Monday May 13 2024, 7:00 pm hybrid (in person and a virtual option).

All Homeowners are welcome and urged to participate.

If you wish to speak at a Board Meeting please contact the secretary to be placed on the agenda prior to the meeting, and indicate your issue.

●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 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

Minutes prepared and submitted by Shelby Lofthus. Visit the Parkwood Village Association website for all information: www.parkwoodvillage.org



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PVHA BOARD MEETING MINUTES MONDAY May 13, 2024, 7: 00 pm Hybrid Meeting

Officers

President

Dana Warren
608-833-5703

Vice President

Tyler Coppens
608-203-7486

Secretary

Shelby Lofthus
715-933-0183

Treasurer

Bonnie Buzogany
608-279-9997

Directors:

Jim Stahl
608-833-4415

Kate-Ford-Roberts
608-576-7496

Susan Golz
608-772-0208

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:

Tyler Coppens called the meeting to order at 7:00 PM.

Roll Call:

Board Members Present: Dana Warren, Tyler Coppens, Shelby Lofthus, Bonnie Buzogany, Jim Stahl, & Kate Ford-Roberts.

Board Members Absent: Susan Golz.

Homeowners Present: Virtual Board Meeting.

Homeowners are invited to join on Zoom or in the community room. Homeowners joining were Gerry Book, Judy Carlson, Marilyn Virtue, Nancy Evans, Marcia Getto, Joan Severson.

Management Present: Lou Glauner, Coal Morton, Inc.

Communications from Homeowners in attendance:

Hybrid meeting.

Review and Approval of March 11, 2024 Minutes:

MMSC by Ford-Roberts & Buzogany to approve the minutes as submitted.

Financial Report:

Treasurer Buzogany reported finances as of March 31, 2024

• Checking	\$49,547.88
• Reserve Fund/Fortune 500	\$253,555.95
• Total Assets	\$303,103.83

MMSC by Lofthus & Coppens to accept the financial report as presented.

Committee Reports:

- **Neighbor – 2- Neighbor Committee**

Nancy reported that sales was the lowest this year since the starting of the N2N committee. The committee will need to discuss how to disperse and use the funds this year. Garage sale is coming up on June 1st. Need to let Nancy know by May 28th that you would like to participate.

- **Pool Committee**

Bonnie – Still need volunteers for Friday and Saturday nights. Pool furniture is out and set-up. The pool opens May 25th!

Management Company Report - Activity for March 10 through May 10, 2024

1. **Snow removal summary –**

There were two light snowfalls in March and a freak heavy snowfall on April 3rd. Total snowfall for Mar/Apr was 10” bringing the year-to-date total to ~40”. This represents 80% of the average (50”) for a Madison winter. For January thru April PVHA will expend approximately 65% of its total annual snow removal/salting budget.

2. **\$50,000 CD from First Internet Bank**

As approved via email, the Board approved investing \$50,000 of the PVHA Reserve Funds in a six-month CD with First Internet Bank at 5.05% interest. This was done as the high interest BMO Alto 6-month CD was only available to individuals and not to a business.

3. **Upcoming Projects**

- Prep pool for opening on Saturday, May 25 at 8 am.
- Have mulch delivered for Homeowner use 5/15.
- Clear out, plant, and mulch circle beds. Judy Carlson has volunteered to help with this task.
- Mulching, shrub trimming/pruning, and weeding common areas.

MMSC by Coppens and Stahl to accept Management Company Report as presented.

Old Business:

1. **142 GC Foundation Crack Repairs**

A pre-sale inspection of the home requires the repair of the major foundation cracks in the basement. The repair of these cracks was included as part of this year’s settling reserve expenses. As 142 GC is a Type 2 Unit PVHA is responsible for the foundation crack repairs. 142 GC has sunk approximately 5” from the back corner to the front corner of the house and resistance piers were installed at both the back and front foundation walls. The pictures on page 3 show the cracks needing to be repaired. The red lines indicate where holes would be drilled, and rebar installed. The front cracks would be repaired by epoxy injection and the cracks at the back sealed with repair mortar (as they are too large for epoxy). On 4/25 (via email) the Board approved having DS3 Solutions repair these cracks as indicated in the pictures for \$2,922. The 2024 Budget includes a \$16,000 allotment for resistance piers and foundation crack repairs. For comparison an estimate for the repairs was also obtained from Pro Axis Solutions (\$3,600).

New Business:

1. PVHA 2024 Pool Rules
 - a. MMSC by Coppens & Buzogany to update rule 1 with specific wording to be approved by the board.
2. MMSC by Coppens & Lofthus to move the next meeting date to Monday July 15, 2024, at 7pm hybrid.

MMSC by Coppens & Stahl to adjourn the meeting at 7:47 PM.

The next PVHA Board Meeting will be Monday July 15, 2024, 7:00 pm hybrid (in person and a virtual option).

All Homeowners are welcome and urged to participate.

If you wish to speak at a Board Meeting, please contact the secretary to be placed on the agenda prior to the meeting, and indicate your issue.

●WEEKENDS: Please remember that on weekends - call Coal Morton, Inc. only if you have an emergency. Please use the emergency number: 608-259-2820.

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Minutes prepared and submitted by Shelby Lofthus. Visit the Parkwood Village Association website for all information: www.parkwoodvillage.org



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PVHA BOARD MEETING MINUTES MONDAY July 15, 2024, 7: 00 pm Hybrid Meeting

Officers

President

Dana Warren
608-833-5703

Vice President

Tyler Coppens
608-203-7486

Secretary

Shelby Lofthus
715-933-0183

Treasurer

Bonnie Buzogany
608-279-9997

Directors:

Jim Stahl
608-833-4415

Kate-Ford-Roberts
608-576-7496

Susan Golz
608-772-0208

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:

Tyler Coppens called the meeting to order at 7:02 PM.

Roll Call:

Board Members Present: Tyler Coppens, Shelby Lofthus,
Bonnie Buzogany, Jim Stahl, Kate Ford-Roberts, & Susan Golz.

Board Members Absent: Dana Warren.

Homeowners Present: Virtual Board Meeting.

Homeowners are invited to join on Zoom or in the community room.
Homeowners joining were Marilyn Virtue, Tim Jaberg, and Gerry Book.

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

Communications from Homeowners in attendance: Lou
could use the help of a pick-up truck about once/week to help haul
weeds/branches to the far corner. Please put your weeds/branches as far back
as possible in the dumpster area.

Old Business:
NA

New Business:

- A. Use dumpster funds to purchase a new pool vacuum.
- Lou will send out a poll for Dumpster interest.
 - MMSC by Coppens & Buzogany to purchase a Dolphin Premier Pool Vacuum
for \$1370 from the \$9000 Reserve Allocation for the Community Room.

Review and Approval of 13 May 2024 Minutes:

MMSC by Coppens & Ford-Roberts to approve the minutes as submitted.

Financial Report:

Treasurer Buzogany reported finances as of May 31 2024:

- Checking \$54,312.14
- Reserve Fund/Fortune 500 \$262,621.94
- Total Assets \$316,934.08

MMSC by Coppens & Stahl to accept the financial report as presented.

Committee Reports:

• Neighbor – 2- Neighbor Committee

Nancy (provided by Shelby) – May 4th was the bike check-up and bake sale, where the sale had many baked goodies left over and only brought in \$136.50. However, there were many donations to help us to continue with our season's plans. Jim said that combining the bike check-up with the bake sale provided a good turnout for him and would recommend doing the same in the future. Garage sales was not a sponsored event, but five units still held a sale! July 4th parade had a fun viewing audience for the participants that dressed up. Treats were provided after.

Thanks to all for your support of our events!

• Pool Committee

Bonnie – Guests need to make sure they are signing in. As a homeowner, you can ask who they are and meet a new neighbor! 😊 You can also ask to see their pool key to see that they can actually be in the pool area.

Management Company Report - Activity for 5/15 through 7/14/2024

1. Storm Damage Update

The storm claimed two mature trees. A maple tree at 122 GC and a very large ash tree at 6628/6630 OD. Several other trees also sustained significant damage. Thankfully no one was injured and there was only minor damage to roofing and siding in a few locations. Boley Tree Service was onsite by 7 am the morning after the storm. The total cost for the initial storm damage work was \$8,700 (annual tree budget is \$8,500). Boley will return this fall to clean and cut a few remaining storm damaged branches and remove a dead flowering crab tree at the back of 240GC. Replacements for the two lost trees will be planted next spring.

2. Completed and Upcoming Projects:

- a. Prep and open pool on May 25.
- b. Installed seasonal speed humps.
- c. 17 yards of mulch were delivered in May/June. Homeowners used/spread about half of this mulch in their planting beds. CM staff used the remainder in several areas including large beds at the sides of 132, 218 and 6602.
- d. CHIP rebuilt a rotting privacy fence at 134 GC.
- e. Did turf repair and spot grass seeding in early June.
- f. With assistance from homeowners, the first round of weeding common area beds is complete. Thanks to all who helped pulling weeds near and around their homes.
- g. Cleared out, planted and mulched the two circle flower bed/bench areas. The flowers were planted by Judy Carlson and Kyle Glauner.
- h. The shearing of evergreens is complete from 6622-6652 OD.

3. Upcoming Projects (to be completed between 7/15 and 9/10):

- a. About four more yards of mulch will be spread in common area beds.
- b. Shrub trimming/pruning and round two of weeding in all common areas at 6602-6620 and 2-266.
- c. Repair & paint fences at 210/212 and 222/224 GC.

MMSC by Lofthus & Coppens to adjourn the meeting at 7:40 PM.

The next PVHA Board Meeting will be Monday September 9, 2024, 7:00 pm hybrid (in person and a virtual option).

All Homeowners are welcome and urged to participate.

If you wish to speak at a Board Meeting please contact the secretary to be placed on the agenda prior to the meeting, and indicate your issue.

- 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 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

Minutes prepared and submitted by Shelby Lofthus. Visit the Parkwood Village Association website for all information: www.parkwoodvillage.org



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PVHA BOARD MEETING MINUTES
MONDAY September 9, 2024, 7: 00 pm
Hybrid Meeting

Officers

President

Dana Warren
608-833-5703

Vice President

Tyler Coppens
608-203-7486

Secretary

Shelby Lofthus
715-933-0183

Treasurer

Bonnie Buzogany
608-279-9997

Directors:

Jim Stahl
608-833-4415

Kate-Ford-Roberts
608-576-7496

Susan Golz
608-772-0208

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:

Dana Warren called the meeting to order at 6:58 PM.

Roll Call:

Board Members Present: Dana Warren, Tyler Coppens, Shelby Lofthus, Bonnie Buzogany, Jim Stahl, Kate Ford-Roberts, & Susan Golz.

Board Members Absent: None

Homeowners Present: Virtual Board Meeting.

Homeowners are invited to join on Zoom or in the community room.

Homeowners joining were Judy Carlson, Nancy Evans, Caleb Walton, Joan Severson, Jan Glew, Laurie Chagnon, Marilyn Virtue (Sean Virtue), Judy Savage, Nathan Luc, Marcia Getto.

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

Communications from Homeowners in attendance:
Hybrid meeting.

Review and Approval of July 15, 2024, Minutes:

MMSC by Coppens and Golz to approve the minutes as submitted.

Financial Report:

Treasurer Buzogany reported finances as of July 31, 2024:

• Checking	\$41,277.35
• Reserve Fund/Fortune 500	\$275,456.60
• Total Assets	\$316,733.95

MMSC by Lofthus & Buzogany to accept the financial report as presented.

Committee Reports:

• Neighbor – 2- Neighbor Committee

Nancy – September 7 was the annual picnic, and it was great for Lou, Mary, and Alex to join us in addition to the 35 attendees. Thanks to Brandon Hellwig for being the grill master, all of the committee members to put on the picnic, and all of the donations provided by the community. Thank you!

• Pool Committee

Bonnie – Last week for the pool and the pool will close on September 15! Dog swim in on the 16th, weather permitting. Lou will put an invite to help put away the pool furniture. It's been a successful summer, thanks to all of the volunteers!

Management Company Report - Activity from July 15 through September 07, 2024

1. Help from Memorial HS Football Players

In a volunteer program, three football players from the Memorial HS Football team helped management with the clean-up of shrub clippings. Austin Bataglia (216 GC) made the arrangements for this to happen. A lot of work got done that morning. We thank them very much for their time and assistance. I believe a few pictures of the volunteer day helpers are posted on Parkwood Facebook page.

2. City Large Item Collection to Change in 2025

According to the new ordinance, the city will no longer collect large items for multi-dwelling units with more than seven units in a building. I made an initial call to the City Streets division, and I think I will be able to arrange it so that Parkwood can still utilize the City's Large Item collection program.

Lou will create a page on our website for requesting to use the recycling program and will have a centralized location.

3. Completed Projects

- Spread the remaining three yards of mulch.
- Completed the shearing of all evergreens and cutting back a few dogwood & ninebark shrubs.
- Started a second round of touch up weeding.

4. Upcoming Projects

- Work on 2025 Budget. Complete Draft for review at 10/14 Board Meeting.
- Some fall grass seeding.
- Close & winterize the pool with Badger Swimpools (last week in September).
- Repair/rebuild bad fence sections at 210/212 and 222/224 GC (last week in October).
- Gutter Cleaning by Madison Window Cleaning (between 10/25 and 11/15).
- Convert the border area along the HS fence west of 2-14 GC to a No Mow prairie/wildflower area (last week in November).

5. Dumpster Survey – September 2024 (23 responses)

A. Should PVHA get a dumpster in the last week of September?

- a. Yes – 4
- b. No – 20

B. I think PVHA should continue to include funding in the budget for a dumpster each year.

- a. Yes – 5
- b. No - 20

Old Business: NA

New Business:

1. Trash Collection Contract
 - i. Waste Management (WM) contract ended on June 1, 2024, and automatically renewed.
 - ii. MMSC by Lofthus and Stahl to stay with WM for another 3-year contract.
2. PVHA Property & Liability Insurance
 - i. Travelers insurance would renew on October 1, 2024, with an increase of \$10,798 (Current: \$32,586; Renewal: \$43,384).
 - ii. The following insurance providers were asked to provide quotes: American Family, M3 Insurance, and Tricor.
3. Management Company Options for 2025
 - i. MMSC by Golz & Coppens to renew contract for 2 yr term with Coal Morton.
4. Annual Meeting and Board Candidates
5. Fence Replacement
 - i. Via written email response, the Board approved contracting with Superior Fence Co. to replace the fences at 208-210 and 220-222 GC at the quoted price of \$7,359.
 - a. **Funding:** There is a total of \$27,500 in projected expenditures for fence repair/replacement in total for 2024-2026. Replacing these two fences would bring total fencing expenditures to \$11,400 for this year. The Board will need to monitor and reevaluate fence repair/replacement costs going forward.

MMSC by Lofthus & Coppens to adjourn the meeting at 8:09 PM.

The next PVHA Board Meeting will be Monday October 14, 2024, 7:00 pm hybrid (in person and a virtual option).

All Homeowners are welcome and urged to participate.

If you wish to speak at a Board Meeting please contact the secretary to be placed on the agenda prior to the meeting, and indicate your issue.

●WEEKENDS: Please remember that on weekends - call Coal Morton, Inc. only if you have an emergency. Please use the emergency number: 608-259-2820.

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Minutes prepared and submitted by Shelby Lofthus. Visit the Parkwood Village Association website for all information: www.parkwoodvillage.org



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PVHA BOARD MEETING MINUTES MONDAY October 14, 2024, 7: 00 pm Hybrid Meeting

Officers

President

Dana Warren
608-833-5703

Vice President

Tyler Coppens
608-203-7486

Secretary

Shelby Lofthus
715-933-0183

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608-772-0208

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:

Dana Warren called the meeting to order at 7:06 PM.

Roll Call:

Board Members Present: Dana Warren, Shelby Lofthus,
Bonnie Buzogany, Jim Stahl, Kate Ford-Roberts, & Susan Golz.

Board Members Absent: Tyler Coppens.

Homeowners' Present: Virtual Board Meeting.

Homeowners are invited to join on Zoom or in the community room. Homeowners joining was Nancy Evans.

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

Communications from Homeowners in attendance:

A reminder email will be sent that on holiday weeks, trash collection is a day later than typically scheduled.

Review and Approval of September 9, 2024, Minutes:

MMSC by Ford-Roberts & Stahl to approve the minutes as submitted.

Financial Report:

Treasurer Buzogany reported finances as of August 31, 2024:

• Checking	\$48,027.03
• Reserve Fund/Fortune 500	\$286,148.99
• Total Assets	\$334,176.02

MMSC by Lofthus & Stahl to accept the financial report as presented.

Committee Reports:

- **Neighbor – 2- Neighbor Committee**

Nancy – Halloween event is going to be cancelled for 2024. The committee is always open to welcoming new members! Please get in touch with Nancy to join. 😊

- **Pool Committee**

Bonnie – Pool is now closed. Need to be stricter in the future about guests being accompanied by the homeowner instead of being at the pool without the homeowner.

Management Company Report - Activity for the month of September 10 through October 11, 2024

1. Foundation Projects

232 GC (Type 1 Unit) – There is a crack at the corner of the foundation wall and the bump out area at the front porch is tipping out a way from the house about one inch. Two resistance piers will be installed at the bump out and then the crack will be sealed. The owner is contracting for work to be done (approx. \$6,500). Per PVHA's documents the Association will reimburse Owner for 50% (\$3,250).

16 GC – Vertical crack in back foundation wall has grown from about ¼" in 2021 to about ¾" wide now. Patrick Eagan (Engineer) inspected the crack and is not concerned about stability, but the large crack should be sealed. Estimate around \$1,600 to inject and seal crack.

140 GC – There was about a ½" crack at the front porch corner bump out and some of the concrete at the top was breaking away and falling into the basement. DS3 repaired the concrete at the top and injection sealed the corner crack (\$1,200).

2. Property and Liability Insurance

No competing quotes were received so the insurance was renewed with Travelers on 10/1/24. Hopefully the market will stabilize, and more carriers will start to take on multi-dwelling properties.

3. Completed and Upcoming Projects

- Finished second round of weeding in Common Areas.
- Drained pool. Removed jets, rails and ladders. Coordinated project with
- Monona Plumbing to replace outdoor shower fixture, spigot and leaking water main shut off valve.
- Completed preparation work on the No Mow Area (in front of 2-14 GC).
- Worked on Proposed 2025 Budget.
- Tilled and seeded large bare areas between 232 & 238 GC.

4. Upcoming Projects

- Bring in the speed bumps before the first snowfall (11/15).
- Winterize the pool with Badger Swimpools (10/23).
- Superior Fence Co. to replace fences at 210/212 and 222/224 GC (tentative start date 10/31).
- Gutter Cleaning by Madison Window Cleaning (on 10/21 and 11/18).
- Convert the border area along the HS fence west of 2-14 GC to a No Mow prairie/wildflower area (last week in November).

5. 26-38 GC Water Bill

- For the past five months the water bills for this building (26-38 GC) have shown nearly double the water usage when compared to all other PVHA buildings. After calling and discussing this with the City Water Department they recommended we check on each home in the building to see if there are any running toilets or continually dripping faucets. An email was sent to all Owners in the building in an attempt to set up inspection times next week.

Old Business:

NA

New Business:

1. Open Vanguard account for CDs

- a. MMSC by Lofthus & Ford-Roberts to take \$50,000 and open a 11-month CD with Vanguard.

2. Review Proposed 2025 Budget

- a. MMSC by Stahl & Buzogany to distribute the proposed 2025 Budget as written to the PVHA homeowners.

MMSC by Lofthus & Stahl to adjourn the meeting at 7:46 PM.

The next PVHA Board Meeting will be Monday January 13, 2025, 7:00 pm virtually via zoom.
All Homeowners are welcome and urged to participate.

If you wish to speak at a Board Meeting please contact the secretary to be placed on the agenda prior to the meeting, and indicate your issue.

●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 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

Minutes prepared and submitted by Shelby Lofthus. Visit the Parkwood Village Association website for all information: www.parkwoodvillage.org