



PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

A Great Place to Live • Established 1981

www.parkwoodvillage.org

PVHA BOARD MEETING MINUTES MONDAY January 13, 2025, 7: 00 pm Virtual Meeting

Officers

President

Shelby Lofthus
715-933-0183

Vice President

Tyler Coppens
608-203-7486

Secretary

Lauri Chagnon
608-692-0044

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 7:04 PM

Roll Call:

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

Board Members Absent: Shelby Lofthus

Homeowners' Present: Virtual Board Meeting.

Homeowners are invited to join on Zoom or in the community room. Homeowners joining were Jennifer Horace (140), Sandra Barg (6614), Nancy Evans (126), Joan Severson (254), Brandon and Courtney Hellwig (18)

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

Communications from Homeowners in attendance:

None at this time

Review and Approval of November 14, 2024 Minutes:

MMSC by Tyler Coppens and seconded by Laurie Chagnon to approve the minutes as submitted.

Financial Report:

Lou Glauner reported finances as of Nov. 30, 2024

• Checking	\$48,252.60
• Reserve Fund	\$297,768.28
• Total Assets	\$346,020.88

MMSC by Tyler Coppens and second by Bonnie Buzogany. to accept the financial report as presented.

Committee Reports:

- **Neighbor – 2- Neighbor Committee**

Nancy – Feb 7, 2025 adult game in community room.

-non-profit SAIL will assess condo for safety for 55 yrs and older.

- **Pool Committee**

Bonnie - Looking for a chairperson for summer 2025.

Looking to hire a person to open pool on weekends

Management Company Report - Activity for November-December 2024

1. **PVHA 2024 Annual Business Meeting** - The meeting was held on November 14, 2024, at Schwedler's. The 2025 Budget was approved, and the officers and directors were elected. We welcome Laurie Chagnon as the new member serving as the Secretary.
2. **Corporate Transparency Act** - This has been a very contentious and active topic as of late for the CAI (Community Association Institute). An article from the CAI that summarizes the current status and recent events surrounding this new law was reviewed. The intent of the law is to track laundered money as it flows through corporations. A condominium is a corporation so its Board members are required to file the required BOIR report. Management will need each Board member to submit a photo of their Driver's License and other personal info for a new Federal ruling to rein in fraud in all corporations.
3. A list of completed and upcoming projects was reviewed.
4. **Condominium Document Set** - The current PVHA Document Set was distributed along with the meeting information. This PDF file is primarily for Board members to reference. This is also the information that is given to Real Estate Brokers as they are required to provide these documents to prospective buyers prior to their purchase of a home in PVHA. The most important documents in the set are the Restated Declaration and 2025 Budget.
5. **26-38 GC Water Bill** - After inspecting all the homes in the building, the likely cause of the water consumption overage was two or three toilets that were continuously running. From August through October water consumption ran 40 to 60 thousand gallons each month and it dropped to 20 to 30 thousand gallons from November through January. This has saved approximately \$300 each month or around \$900 in total over the past three months. Through the city's new online billing system email alert notices have been set up for all PVHA buildings. There are currently two buildings which are substantially over their average water usage. Management plans to follow up on this over the next two weeks.

Old Business:

Refurbishing the Community Room – Nancy, Courtney and Lou will obtain estimates to remodel the community room (flooring, paint, lighting).

New Business: Homeowners are encouraged to check for toilets or water softeners since water is PVHA largest expense.

MMSC by Tyler Coppens, second by Sandra (Jim Stahl) to adjourn the meeting at 8:30 PM.

The next PVHA Board Meeting will be Monday March 11, 2025, 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 Laurie Chagnon. 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 10, 2025, 7:00 pm Hybrid Meeting

Call To Order:

Shelby Lofthus called the meeting to order at 7:02 PM

Roll Call:

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

Board Members Absent:

Homeowners' Present: Virtual Board Meeting.

Homeowners are invited to join on Zoom or in the community room. Homeowners joining were Jennifer Horace (140), Sandra Barg (6614), Nancy Evans (126), Randy, Brandon and Courtney Hellwig (18)

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

Communications from Homeowners in attendance:

None at this time

Review and Approval of January 13, 2025 Minutes:

MMSC by Kate Ford-Roberts and seconded by Jim Stahl to approve the minutes as submitted.

Financial Report:

Lou Glauner reported finances as of Jan. 31, 2025

- | | | |
|---|--------------|--------------|
| • | Checking | \$55,158.81 |
| • | Reserve Fund | \$309,596.09 |
| • | Total Assets | \$364,754.90 |

MMSC by Jim Stahl and second by Laurie Chagnon to accept the financial report as presented.

Committee Reports:

- **Neighbor-2-Neighbor Committee**

Report by Nancy – Committee decided since fewer children are in PVHA, activities adjusted to adults. Upcoming: April 12 Easter egg hunt. May game night, bake sale, bike inspection.

- **Pool Committee**

Shelby and Susan volunteered to run pool committee

Management Company Report 1/15/25 – 3/8/25

1. Converting Accounting Program

As the annual cost for Quickbooks software now exceeds \$1,000, AccountEdge Pro was chosen for the handling of accounting and statement preparation.

2. Corporate Transparency Act (BOIR)

Management collected pictures of the Board members driver's licenses and successfully submitted the BOIR report to FinCen.

3. Summer Help

Coal Morton has hired Jack Burke-miller to work part-time during the months of June & July. Jack played on the Memorial HS football team and did volunteer work at Parkwood last summer.

4. Completed and Upcoming Projects

- Snow removal and salting (greatly reduced due to small and infrequent storms).
- Rebuild light fixtures and check all garage lights.
- Sand, repaint and replace rusty mailboxes (in progress).

Upcoming Projects

- Raise Rite will be installing two foundation piers at 232 GC in the front porch bump out area. Per the PVHA Restated Declaration the Association will reimburse the Homeowner 50% of the cost(\$2,500) on completion of this project.
- Bring in the salt barrels and snow stakes.
- Put out the speed bumps.
- Spring clean up

Old Business: None

New Business

A. Community Room Renovation Update

As no improvements had been made to the community room last year Reserve Advisors place a \$12,200 expenditure in the year 2027 for flooring, painting and renovation updates for the kitchenette & bathrooms. Per the report these expenditures are at the Board's discretion.

Painting, lighting & kitchenette: Estimate was obtained from CHIP Property Solutions for community room upgrades.

Flooring: A price was also obtained from H&R Carpets for the replacement of the flooring with Progen Rigid Core Plank flooring. The price includes removal of the existing flooring and removal and re-installation of the existing baseboard.

Project Price Quote Summary

CHIP Property Solutions	Estimate
Remove the fan and two 2x4' fluorescent light fixtures and install 11 disc lights	2,185
Drywall repairs to the ceiling & two wall cracks	1,970
Remove existing base trim. Paint ceiling & walls (2 coats)	2,640
Remove shelves in kitchenette. Stain & install two 1 3/8" thick Oak shelves	870
H& R Flooring	
Remove & replace flooring	4,152
Total:	11,817

Thanks go to Courney Hellwig and Nancy Evans for their work in putting this presentation together.

MMSC to approve H&R flooring bid by Shelby Lofthus, second by Tyler Coopens
MMSC by ShelbyLofthus second by Jim Stahl to table the rest of the renovation quote while Tyler receives other quote for painting.

B. Move Weekend Pool Opening Time to 9 am

Currently the pool is open from 9 am to 9 pm on weekdays and 8 am to 9 pm on weekends. Moving the weekend opening time to 9 am on weekends would make the pool hours the same every day, 9am to 9 pm. If anyone would like early morning weekend hours, we could work with that individual by teaching them how to check the chemicals and open the pool early on weekends.

MMSC by Shelby Lofthus second by Tyler Coopens to change pool openings on weekends to 9am, homeowners wishing to open at 8am are welcome to learn how to open pool.

C. Brief Review of updated Reserve Advisors (RA) Report

The on-site inspection was carried out on November 12, and the report was received in late December.

The funding plan calls for a \$26/year increase for the next five years. This would add \$154 to the reserve portion of the monthly assessment by 2030.

Lou will be further discussing any ways to reduce the funding level increase with Reserve Advisors and will report back on his findings.

D. No City Large Item Collection – Alternatives

The city has changed the way the new city ordinance is being implemented and any Parcel with more than eight units will not be eligible for Large Item Collection. Management presented alternative options for Large Item Collection.

After discussion the Board asked management to send this information on Large Item collection to the PVHA membership.

E. Community Room Reservation Policy -

The current policy was reviewed and discussed.

MMSC by Shelby Lofthus, second by Jim Stahl to amend current community room usage policies: from \$15 daily use fee to \$5 (and this goes to Neighbor to Neighbor committee). Allow reservations more than 30 days in advance notice.

F. Reserve Fund Investments -

Summit Credit Union (SCU) no longer offers a high interest rate on their Money Market (MM) fund, The interest rate decreased from 4% to 1.1% in February. PVHA currently has \$206,000 in the SCU MM.

MMSC by Shelby Lofthus second by Tyler Coopens to move \$100,000 to an SCU 13-month CD at 4.22% (will mature in April 2026), \$50,000 to a Vanguard Bank 6-month CD at 4.25% (will mature in September 2025) and \$45,000 to Vanguard's MM at 4.24%. This will leave a \$10,000 balance in the SCU Money Market.

MMSC by Tyler Coppens, second by Jim Stahl to adjourn the meeting at 8:49 PM.

The next PVHA Board Meeting will be Monday May 12, 2025, 7:00 pm (Hybrid)
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.

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Minutes prepared and submitted by Laurie Chagnon. Visit the Parkwood Village Association website for all information: [www. HYPERLINK "http://www.parkwoodvillage.org/" HYPERLINK "http://www.parkwoodvillage.org/" HYPERLINK "http://www.parkwoodvillage.org/"](http://www.parkwoodvillage.org/)



**PARKWOOD VILLAGE
HOMEOWNERS ASSOCIATION**

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**PVHA BOARD MEETING MINUTES
MONDAY May 12, 2025, 7: 00 pm
Hybrid Meeting**

Call To Order:

Shelby Lofthus called the meeting to order at 7:02 PM

Roll Call:

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

Board Members Absent:

Homeowners Present:

Homeowners are invited to join on Zoom or in the community room. Homeowners joining were Judy Carlson, Jan Glew, Nancy Evans, Steven Chagnon, Randy Peckham

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

Communications from Homeowners in attendance:

Lawn mowing can be done better by using a smaller mower on hilly areas.

Review and Approval of March 10, 2025 Minutes:

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

Financial Report:

Lou Glauner reported finances as of May 31, 2025

• Checking	\$55,006.20
• Reserve Fund	\$352,264.75
• Total Assets	\$407,270.95

MMSC by Tyler Coppens and second by Jim Stahl to accept the financial report as presented.

Committee Reports:

• **Neighbor – 2- Neighbor Committee**

By Nancy Evans – Bake sale was a success and raised \$80. It was split with winner of raffle and PVHA kept \$40. Because of generous donors, \$325 remaining for the year.

• **Pool Committee**

Shelby - Volunteers stepped up to close pool Sunday through Thursday evenings. Looking for Volunteers to close pool on Friday and Saturday evenings. Lou is replacing pool lights and continues with maintenance.

Pool will open May 24, 2025.

Management Company Report - Activity for 3/10/25-5/11/25

This was a very active two-month period.

1. Snow Removal Summary

Overall, there were very few snowstorms and no significant snow events this year. Historically January thru April consumes about 65% of the total snow removal/salting budget. YTD snow removal/salting expenditures are \$18,392 and represent 41% of the total 2025 snow removal/salting budget (\$44,500).

2. Underground Water Main Leak at 230 GC

On April 14, Eric Habich reported that his basement at 230 GC was partially flooded and there was no sign of an active leak. Investigation determined that the leak was from the water main pipe under the foundation floor. On Monday (3/17) Monona Plumbing broke up the basement floor, found and repaired the leak. They were also able to excavate outside and repair/operate the curb stop (shut off) for the building.

3. Completed Projects

- Rebuild light fixtures and check several front porch and garage light fixtures.
- Sand, repaint and replaced 15 rusty mailboxes.
- Bring in the salt barrels and snow stakes.
- Put out the speed bumps.
- Spring cleanup (Property Services)
- Drain & power wash pool. Install wall jets, ladders and rails.
- Till, seed and mat several bare turf areas.
- Boley Tree Service completed maintenance pruning of several trees to keep them away from the roof & buildings. Two dead/declining flowering crab trees were removed at 134 GC. They also planted new trees to replace trees lost in last year’s windstorm (6628 OD back, 104/106 GC back, 122 GC east side)
- Had mulch delivered on 5/7 for Homeowner use in common areas.

4. Upcoming Projects

- Finish pool prep, fill and open pool Saturday, May 24 at 9 am.
- Repair & stain the large fence along the GC city sidewalk (CHIP and CM).
- Clear out, plant, and mulch circle beds. Judy Carlson helped with this task.
- Mulching, shrub trimming/pruning, and weeding common areas.

Old Business

A. Community Room Renovation Update

The Reserve Advisors report projects a \$12,200 expenditure in the year 2027 for flooring, painting and renovation/updates for the community room & bathrooms. Per the report these expenditures are at the Board’s discretion.

At their last meeting the Board approved the quote of \$4,152 for H&R Flooring to remove and replace the existing flooring in the community room.

MMSC by Shelby Lofthus, second by Tyler Coppens to approve removing base trim, paint ceiling and walls by CHIP for \$2,640.

Painting and Lighting Renovation Estimates (for reference)

Work Description	CHIP	Frey
Remove the fan and two 2x4’ fluorescent light fixtures and install 11 LED disc lights	2,185	
Drywall repairs to the ceiling & two wall cracks	1,970	
Remove existing base trim. Paint ceiling & walls (2 coats)	2,640	
Total:	\$6,795	\$12,730

B. Review Update Reserve Report.

In the original Reserve Advisors Report the funding plan called for a \$26/year increase in reserve funding for the next five years. This would add \$154 to the reserve portion of the monthly assessment by 2030.

Management reviewed the report and toured PVHA with Kurt Frey (Engineer) and submitted recommended changes to Reserve Advisors. Recently an updated Draft Funding Plan was received from Reserve Advisors based on these recommended changes. The complete updated report should be available in the near future.

The changes reduce the Reserve funding increase from \$26 per year to \$19.50 per year for the next five years. Still high but somewhat better. PVHA can expect Operating expenses to increase by at least 3% or about \$8/year. This brings the total estimated assessment increase to at least \$27 per year from 2026-2030.

New Business:

A. Review PVHA Pool Rules:

MMSC by Tyler Coppens, second by Jim Stahl to change two pool rules - #17 open hours 9am to 9pm seven days per week. Add "other communicable diseases" to the COVID 19 page.

MMSC by Jim Stahl, second by Kate Ford Roberts to adjourn the meeting at 7:51PM

The next PVHA Board Meeting will be Monday July 14, 7:00pm hybrid meeting (in person and virtual option). All Homeowners are welcome and urged to participate.

If you wish to speak at a Board Meeting please contact the secretary (608-692-0044) to be placed on the agenda prior to the meeting, and indicate your issue.

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



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PVHA BOARD MEETING MINUTES MONDAY July 14, 2025, 7: 00 pm Hybrid Meeting

Call To Order:

Shelby Lofthus called the meeting to order at 7:01 PM

Roll Call:

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

Board Members Absent:

Homeowners Present:

Homeowners are invited to join on Zoom or in the community room. Homeowners joining were Nancy Evan's, Steven Chagnon, Lisa and Scott Malawski

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

Communications from Homeowners in attendance:

Community members are encouraged to be mindful of neighbors regarding smells, noise, activities.

Review and Approval of March 10, 2025 Minutes:

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

Financial Report:

Lou Glauner reported finances as of June 30, 2025

- Checking \$55,594.97
- Reserve Fund \$360,401.87
- Total Assets \$415,996.84

MMSC by Tyler Coppens and second by Jim Stahl to accept the financial report as presented.

Committee Reports:

- **Neighbor – 2- Neighbor Committee**
By Nancy Evans – There have been no meetings due to vacations. Mama May's ice cream truck will be here this summer.
- **Pool Committee**
Shelby and Susan - Still need volunteers to close the pool. Currently Shelby and Susan are rotating Friday and Saturday nights.

Management Company Report - Completed Projects

- 24 yards of mulch were delivered in May/June. Homeowners used/spread about one third of this mulch in their planting beds. CM staff spread the remainder on most common area beds in PVHA.

- CHIP Property Service repaired and straightened the large cedar fence adjacent to the city sidewalk near 258 GC.
- With assistance from homeowners, the first round of weeding common area beds was completed. Thanks to all the homeowners who helped with weeding near and around their homes.
- Cleared out, planted and mulched the two, circle flower bed/bench areas. The flowers were planted with help from Judy Carlson.

Upcoming Projects.

- Shrub shearing/pruning and round two of weeding in all common area beds.
- About three more yards of mulch will be spread in common area beds.
- Repair & paint fence at 26 GC. Rebuild rotted fence at 6634 OD. Power wash and stain fences at 6620 & 6642 OD.
- Power wash and stain the large fence along the GC city sidewalk.
- Sand & stain the picnic benches and 8 benches around the circle gardens.

Old Business - None at this time

New Business:

A. Consider Grounds and Snow Removal Contract Renewal

The current contract with Property Services expires on October 31 of this year. The only significant change from the current contract is the return to two weed/fertilizer applications (spring & fall) for the turf. Currently PVHA has paid extra for the spring application as the current contract only specs one fall application. Three minor changes were also made in the snow removal section to reflect actual practices. The renewal contract price increases by \$5,090 based on an average winter snowfall totals. As there is no increase in year two of the contract the impact on assessments would be an additional \$2.60 per month each year. In 2022 bids were solicited from nine vendors and only two proposals were received (from Boley and Property Services). The renewal prices from Property Services are still \$5,400 less per year than Boley's quoted figures from 2022.

MMSC by Tyler Coppens second by Kate Ford-Roberts to accept the renewal bid for grounds and snow removal by Property Services.

MMSC by Tyler Coppens second by Jim Stahl to adjourn the meeting at 8:01PM

The next PVHA Board Meeting will be Monday, September 8, 7:00pm hybrid meeting (in person and virtual option). All Homeowners are welcome and urged to participate.

If you wish to speak at a Board Meeting please contact the secretary (608-692-0044) to be placed on the agenda prior to the meeting, and indicate your issue.

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



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PVHA BOARD MEETING MINUTES MONDAY Sept. 8, 2025, 7: 00 pm Hybrid Meeting

Call To Order:

Shelby Lofthus called the meeting to order at 7:02 PM

Roll Call:

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

Board Members Absent:

Homeowners Present: Homeowners are invited to join on Zoom or in the community room. Homeowners joining were Nancy Evan's, Steven Chagnon, Scott and Lisa Malawski, Jim Jackson, Randy Peckham.

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

Communications from Homeowners in attendance:

The burgundy PVHA signs are probably 50 years old and the Board will consider slate/black blue frames.

Review and Approval of July 14, 2025 Minutes:

MMSC by Tyler Coppens and second by Jim Stahl to approve the minutes as submitted.

Financial Report:

Lou Glauner reported finances as of July 31, 2025

- Checking \$49,341.23
- Reserve Fund \$366,450.17
- Total Assets \$415,791.40

MMSC by Tyler Coppens and second by Kate Ford-Roberts to accept the financial report as presented.

Committee Reports:

● **Neighbor – 2- Neighbor Committee**

By Nancy Evans – The annual picnic was attended by 30 or more people. Momma Megs put information on Facebook. Since we have had donations, we're in the best financial position ever. Planning to start Friday night adult games.

● **Pool Committee**

Shelby and Susan - The pool has been well attended this year. They want to thank all volunteer closers! Pool closes the 14th with a doggie swim on the 15th.

Management Company Report 7/15 - 9/7

Preliminary 2026 Budget, Insurance & Fence Color

Significant management time was spent working on and researching cost effective options for PVHA for their property insurance and fence maintenance as they both relate to budget development and future expenditures.

Completed Projects

- Repaired fence at 26 GC. Rebuilt rotted fence at 6634 OD.
- Power wash and stained the large fence along the GC city sidewalk.
- Cut back and weeded the two new PVHA prairie areas.
- Sanded & stained the picnic benches and 8 benches around the circle gardens.
- Rebuilt fence at 6634 OD.
- Completed the shearing of all evergreens (except 3) and cutting back of spirea, dogwood & ninebark shrubs.
- Started a second round of touch up weeding.

Upcoming Projects

- Power wash and stain fences at 6620, 6640 & 6642 OD. Stain/paint fence at 26 GC.
- Continue work on 2026 Budget. Complete Draft for review at 10/13 Board Meeting.
- Some fall grass seeding.
- Close & winterize the pool with Badger Swimpools (last week in Sept).
- Gutter Cleaning by Madison Window Cleaning (between 10/25 and 11/15).

Old Business -

A. Concrete Replacement (approved via email)

Management identified and marked repair areas and received quotes for concrete replacement and the installation of concrete around four manholes where the asphalt is breaking up. Three competing quotes were obtained: Finks \$13,150, D&M \$19,315 and Affordable Concrete \$18,264. The Reserve Budget for this year's work is \$13,200. This work will be completed in the spring of 2026.

The Board approved awarding the contract for concrete replacement to Finks via email on August 15, 2025.

New Business:

A. Single Color for Fences and Garage Door Painting

Upon recent inspection of the fence at 6620 OD (replaced in 2015) the bare cedar fence pickets will not last another 10 to 15 years without stain/paint. Management researched fence/garage color selection at home designer web sites. One of the options for light colored houses is white garage doors and a fence color to match/coordinate with the shingle color (pictures were reviewed).

MMSC by Kate Ford-Roberts second by Jim Stahl to make a new policy that all newly purchased garage doors shall be white. Fence replacements will use treated pickets and Behy solid Coffee color stain will be used on all fences.

B. Preliminary PVHA 2026 Budget

The initial Reserve Report calls for a \$19 increase in Reserve Assessments for the next six years. Management reviewed a preliminary summary of 2026 Budget development.

C. PVHA Property and Liability Insurance (renews on 10/1/24)

PVHA received a notice that Travelers would be renewing at a substantial increase (\$50,500). Competing quotes for coverage were requested from the following Agents/Carriers: Tricor, American Family, M3 Insurance, Auto Owners, West Bend, Rural Mutual and State Farm.

Only one competing premium quote (\$36,800) was received from Tricor/Community Association Underwriters (CAU). CAU has an AM Best rating of A+ and they are also an Admitted Carrier in the state of Wisconsin.

MMSC by Tyler Coppens second by Jim Stahl to select CAU as the new insurance company.

D. Concrete Raising

Management toured all sidewalks in PVHA and identified 31 sections of sidewalk that have settled and make for unsafe conditions. This includes lips/trip hazards, step up distances over 8.5" and sunk areas that hold water/ice in the winter. Replacement would cost approximately \$8,500. The price from Newman Concrete Lifting to raise/level these sections is \$1,630.

MMSC by Tyler Coppens seconded by Jim Stahl to approve concrete raising by Newman Concrete Lifting.

MMSC by Susan Golz second by Jim Stahl to adjourn the meeting at 8:07PM

The next PVHA Board Meeting will be Monday, October 13, 7:00pm hybrid meeting (in person and virtual option). All Homeowners are welcome and urged to participate.

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



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PVHA BOARD MEETING MINUTES MONDAY Oct. 13, 2025, 7: 00 pm Hybrid Meeting

Call To Order:

Shelby Lofthus called the meeting to order at 7:02 PM

Roll Call:

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

Board Members Absent:

Homeowners Present: Homeowners are invited to join on Zoom or in the community room. Homeowners joining were Nancy Evans, Jim Jackson, Randy Peckham, Lisa Malawski, Scott Malawski, Joan Seaverson, Beth Somers, Jonathan Somers, Steven Chagnon

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

Communications from Homeowners in attendance:

The burgundy PVHA signs are probably 50 years old and options will be discussed at the Annual Meeting.

Review and Approval of September 8, 2025 Minutes:

MMSC by Tyler Coppens and second by Jim Stahl to approve the minutes as submitted.

Financial Report:

Lou Glauner reported finances as of August 31, 2025

- Operating Fund \$49,365
- Reserve Fund \$374,509
- Total Assets \$423,874

MMSC by Tyler Coppens and second by Kate Ford-Roberts to accept the financial report as presented.

Committee Reports:

- **Neighbor – 2- Neighbor Committee**
By Nancy Evans – Asking via Facebook that residents decorate for Halloween, then Nancy will make a map of condos requesting trick or treaters.
- **Pool Committee**
Shelby and Susan - The pool is closed but this past summer was well attended. Approximately four or more dogs attended the open dog swim.

Management Company Report 7/15 - 9/7

1. Insurance and Proposed 2026 Budget

Completed the application form and process with Community Association Underwriters (CAU) for the property and liability insurance. Part of the requirement was to have the two

PVHA private fire hydrants inspected and verified as operational. During the inspection Monona Plumbing was unable to shut off the water at the 146 GC fire hydrant. They had just enough parts (for a 1971 fire hydrant) to make the repair and certify operation of both fire hydrants. CAU approved PVHA's application/fire hydrant certification on 9/24 and bound coverage starting 10/1/25. Additional management time was spent on updating/completing the Proposed 2026 Budget by incorporating and linking it to the new RA Reserve Report.

2. Completed and Upcoming Projects

- Repainted the parking lot stripes 134-256 GC parking area.
- Power washed and stained fences at 26 GC, 6620, 6624, 6626/28 and 6642 OD.
- Finished work on Proposed 2026 Budget.
- Completed fall grass seeding at several locations.
- Badger Swimpools closed & winterized the pool.
- CHIP Property Services painted the Community Room and replaced the front fence at 230 GC with cedar tone treated lumber.
- Built a 'little library' for brick area near picnic tables at pool side.

Upcoming Projects

- H&R Flooring will replace the flooring in the Community Room on Thursday 11/16.
- Bring in the speed bumps before the first snowfall (11/15).
- Gutter Cleaning by Madison Window Cleaning (half on 10/14 and the 2nd half in November).
- Convert small border area along the HS fence west between 14 & 26 GC to a No Mow prairie/wildflower area (last week in November).

Old Business - None at this time.

New Business:

A. Review PVHA 2026 Budget – for Annual Meeting

Glauner reviewed the "Proposed 2026 Budget". The updated Reserve Advisors (RA) report was incorporated and linked to the budgeted expenses. Increases for major future reserve repair projects account for \$11/month of the proposed increase. Due to cost savings on the CAU insurance premium, Operating expenses increase by only 1.2% (\$3/month).

MMSC by Jim Stahl second by Tyler Coppens to approve the distribution of the "Proposed 2026 Budget" to the membership for their vote at the November 13, 2025 PVHA Annual Business Meeting.

MMSC by Shelby Lofthus second by Tyler Coppens to adjourn the meeting at 8:07PM

The next PVHA Board Meeting will be Monday, January 12, 7:00pm virtual (Zoom) meeting. All Homeowners are welcome and urged to participate.

If you wish to speak at a Board Meeting please contact the secretary (608-692-0044) 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 Laurie Chagnon. Visit the Parkwood Village Association website for all information: www.parkwoodvillage.org