



# PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

*A Great Place to Live • Established 1981*

## PVHA BOARD MEETING MINUTES MONDAY January 12, 2026, 7: 00 pm Hybrid Meeting

### **Call To Order:**

Shelby Lofthus called the meeting to order at 7:04 PM

### **Roll Call:**

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

### **Board Members Absent:**

### **Homeowners Present:**

Homeowners are invited to join on Zoom. Homeowners joining were Nancy Evans, Lisa Malawski, Courtney Hellwig

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

### **Communications from Homeowners in attendance:**

Lou (CM) brought up Flowering crab tree, removal requested by 242 (Taylor Vanover). The homeowners at 240 (Jane Henneberry) and 244 (Caroline Essert) also agree to the tree's removal. It is about a 5" diameter tree. Kate Roberts asked about moving it, Lou indicated it is too large to be moved. With no dissent from the Board Lou can proceed with removal.

### **Review and Approval of October 13, 2025 Minutes:**

MMSC by Tyler Coppens and second by Susan Golz (Kate Ford) to approve the minutes as submitted.

### **Financial Report:**

Lou Glauner reported finances as of November 30, 2025

● Operating Fund	\$49,664.79
● Reserve Fund	\$374,782.48
● Total Assets	\$424,447.27

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

### **Committee Reports:**

- **Neighbor – 2- Neighbor Committee**  
By Nancy Evans –

Last meeting prior to Halloween. 12 units (identified by markers) participated in the Trick or Treating. Attendance was low. Plan to try again next year. Extra prizes were given to the back units to those who are trick or treating in the back. On Momma Megs' calendar for the Annual picnic.

## ● Pool Committee

Shelby and Susan – No update, starting to look for volunteers in the next couple of months.

## Management Company Report - Activity for November – December 2025

**PVHA 2025 Annual Business Meeting** – The meeting was held on November 13, 2025, at Schwoegler's. The 2026 Budget was approved, and the officers and directors were elected. We welcome Sandra Barg as the new member serving as the Secretary.

### Completed Projects

- H&R Flooring replaced the flooring in the Community Room
- Speed bumps in for the winter plowing season.
- Second half of gutter Cleaning was completed by Madison Window Cleaning
- Placed out four barrels of salt in areas where the drives regularly get icy. They are located near 38, 124, 218 and 264 GC. The salt in these barrels is for resident's use. Please be sure to put the lid back on to keep the salt dry.
- Converted all lights in the community room to LED fixtures.
- Checked and repaired all front porch and garage light fixtures.
- Updated the PVHA website with the approved 2026 Budget and added 2026 Trash/Recycling Calendar.

### Upcoming Projects

- Work on graphics for entrance signs. Conduct resident survey for color preference.
- Sand, repaint and replace rusty mailboxes.

### Condominium Document Set

The current PVHA Document Set is available on the PVHA website at <https://parkwoodvillage.org/documents/>.

### Old Business

A. None

### New Business:

A. None

MMSC by Susan Golz, second by Tyler Coppens to adjourn the meeting at 7:25PM

The next PVHA Board Meeting will be Monday, March 9, 7:00 pm (virtual meeting). All Homeowners are welcome and urged to participate.

If you wish to speak at a Board Meeting please contact the secretary (608-225-8785) 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](http://www.parkwoodvillage.org)

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



# PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

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## PVHA BOARD MEETING MINUTES MONDAY March 09, 2026, 7: 00 pm Virtual Meeting

### **Call To Order:**

Shelby Lofthus called the meeting to order at 7:05 PM

### **Roll Call:**

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

**Board Members Absent:** Bonnie Buzogany

### **Homeowners Present:**

Homeowners are invited to join on Zoom or in the community room. Homeowners joining were Nancy Evans, Joan Severson, Judy Savage, Lisa and Scott Malawski

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

### **Communications from Homeowners in attendance:**

None

### **Review and Approval of January 12, 2026 Minutes:**

MMSC by Kate Ford Roberts and second by Tyler Coppens to approve the minutes as submitted.

### **Financial Report:**

Lou Glauner reported finances as of December 31, 2025

● Operating Fund	\$51,906.74
● Reserve Fund	\$374,959.68
● Total Assets	\$426,866.42

Lou Glauner reported finances as of January 31, 2026

● Operating Fund	\$57,244.77
● Reserve Fund	\$386,943.14
● Total Assets	\$444,187.91

Question about what to do with excess operating income (Kate) The Board has 3 options – leave it as an operating reserve, move to capital reserves or refund it to homeowners. Lou recommended leaving it as operating reserves with the new high hail/wind insurance deductible in case claim.

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

## **Committee Reports:**

### **A Neighbor – 2- Neighbor Committee**

By Nancy Evans –

Committee met virtually on February 24<sup>th</sup>

- Annual Easter Egg Hunt – having trouble coming up with a date due to school schedules and fewer young children living at PVHA. A poll will be conducted on the PVHA Facebook page to determine a potential date and interest from the community.
- Bake Sale - Will be held Saturday May 2<sup>nd</sup>. Nancy Evans to contact annual bakers. Will have the 50/50 raffle and bike check up.
- Game Nights – Hoping to schedule soon, waiting until after March Madness and for the Community Room to be ready.
- Community room mostly ready for reveal – should be ready by end of March
- Additional Events – When it gets closer, community to plan for Halloween. Mama Meg's has been scheduled for the Annual Picnic coming at the end of the Summer.

### **B. Pool Committee**

Shelby and Susan - 2 months until pool opens. Start looking for closers, if interested let either Shelby or Susan know. New or experienced.

#### **Additional Community Activity**

- Walking group – Monday and Wednesday planned via a group text – Julie Ethridge is leading.
- Discussed listing on PVHA website a list of recommended contractors that have successfully completed work for PVHA residents
- Discussed a list events that people plan on going to when the weather is warmer (i.e. I am going to a concert, does anyone want to join). Lou (CM) said he could create an email list for those interested in participating.

## **Management Company Report - Activity for January**

### **Completed Projects**

- Built, stained and installed the shelves for the community room.
- Sanded, repainted and replaced 25 mailboxes. Have about 5 left on the rusty mailbox list to do.

### **Upcoming Projects**

- Renewal prune a few overgrown burning bush shrubs and cut back hydrangea and ninebark shrubs.
- Bring in the salt barrels and snow stakes.
- Put out the speed bumps.

- Spring clean up of perennial beds and leaves that dropped late season.

**Old Business** – none at this time

**New Business:**

**A. Large trucks parked by garage doors**

(between 216 GC and 228 GC) trucks longer than 18 feet in length. It is recommended if you are having an issue with someone parking a long truck near your garage door to talk to the person and ask them to back in or park in a different spot. PVHA policy requires vehicles to be moved every 72 hours on the lot. You can reach out to Coal Morton, if a vehicle has been parked for longer than that time without moving.

**B. PVHA Entrance Signs**

Lou to prepare print drafts of the new proposed sign to distribute and place by the PVHA mailbox for members to review. A survey to be sent to members/owners to choose dark brown or burgundy, as was discussed at the Annual Business meeting in November. The dark brown would have greater visibility. We could potentially add electric tape or solar lights for additional visibility. The cost is \$2,700 for all 18 signs. Another company was contacted and provided a quote of \$13,000 and those signs would last an extra 5 to 6 years. The Board voted and approved the PVHA logo on the signs instead of the flourish graphic.

MMSC by Jim Stahl , second by Tyler Coppens to adjourn the meeting at 8:05PM

The next PVHA Board Meeting will be Monday, May 11 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 Sandra Barg. Visit the Parkwood Village Association website for all information: [www.parkwoodvillage.org](http://www.parkwoodvillage.org)