

**Minutes of PWCA Board Meeting
Wednesday, April 19, 2000**

Meeting called to order at 7:35p.m. at Robinson High School, Recital Hall

Attendees: Jim McHugh, President
Elise Converse, Treasurer
Don McBride, Architectural Committee (Late)
Paul Downey, Environmental
Nancy Reynolds, Pool Committee
Pam Switzer, Pool Committee
Seven (7) Homeowners

Not in attendance: Joanne Biaggi, Secretary
Susan Underwood, Streets and Sidewalks

Approval of Minutes:

March minutes was approved by e-mail vote earlier; Jim made formal motion to approve; seconded by Pam Switzer; board approved (5-0).

Treasurer's Report

- Reports changed to accrual accounting from a cash basis system; confusing
- Pre-paid insurance was adjusted back out
- \$1,070 in legal – actual was \$160; \$900 in ledger; Elise is not sure what this is – will check and report on status next month
- Under “Pool” – Pool was paid on March 23; does not appear on the statement
- Internet expenses will be separated out next month
- Grounds/Maintenance include \$400 tree bill – needs to be moved to another category
- Collections are looking good; last month \$5900 unpaid; this month it has dropped to \$3,300
- \$1,088 is in Chapter 7 – motion made to drop after copy of letter from Lawyer showing the bankruptcy (Lot 442)

Architecture Committee

- New contract base cost = \$3,525; last year contract cost was \$3,000
- Are we happy with service Armstrong is providing?
- Should we assume the responsibility ourselves?
- Motion made to stay with contract; seconded by Pam Switzer; board approved
- Will first violators receive pool passes? Jim made motion for NO; Pam seconded; approved
- Jim made motion to have a letter delivered to violators so that they will know before hand that they won't be getting pool passes; seconded by Paul; approved. Don agreed to deliver letters
- Board approved to re-pay a homeowner for a “Bad” tow = \$90.00 (this was discussed and approved previously / the bill was given to Elise for payment)

Communications and Web Site:

- Jim expressed that he has some concerns and questions with CAIS Internet
- Jim stated that the Site has only been updated minimally
- Jim requested that we change from one web hosting site to another, with no cancellation fee, saving \$18/month. We would be able to keep the same URL; and we will have web enabled e-mail.
- By-Laws and Declarations were scanned, cleaned up and converted to PDF for posting to the Web site
- Jim has volunteered to revive the “Welcome Package” that will be handed out to new homeowners and renters.

05/15/00

Prepared by Nancy Reynolds

Environmental Committee

- GibMor – Estimate to plant trees throughout the community
- Estimate from J.L. Tree Service for \$2,000 for removal, pruning, island clean-up, etc.
- GibMor has started lawn cutting
- Paul to call GibMor to start fertilizing
- Tot Lot estimates to remove and rebuild:
 - 2 slides
 - Rock climbing wall
 - Crawl tube
 - Ladders and climbing equipment
 - Steering wheel
 - Tic Tac Toe Game
 - 2 Park Benches
 - Trash can
 - Wood Fiber on ground will be 2 feet deep
 - Swings if space and \$\$\$ will allow

Motion made by Paul to go with Game Time, \$35,000, for installation. Seconded by Nancy Reynolds; board approved with 1 abstained

- Jim talked to Lawyers regarding trash, etc. I front of homes; declarations state that trash, etc, cannot be housed in front of homes – how do we enforce:
 - Mailings will include reminders
 - Certified notice and 1st warning notice; homeowners can be fined for this violation
 - For rental units, letters need to go to homeowners and renters address
 - Fine = \$50.00
- Jim passed around two letters concerning trash violations for approval and made motion to have them accepted; seconded by Paul Downey; board approved

Parking

- Jim walked the neighborhood and tagged 17 cars for:
 1. Expired Tags.
 2. Expired inspection stickers.
 3. Not moved for consecutive 10 days.
 4. Did not tag invalid county tax stickers this month.
- Jim talked to Lawyers regarding “Commercial” vehicles and vehicles with ladders and other tools attached to them overnight. Eliminating "Commercial" vehicles would require changing the Declarations or creating a spot in the community for these vehicles to park (i.e., pool area). We can make them lock or remove ladders every night.
- Motion made by Jim for the following to be added to the parking restrictions:

Vehicles that Pose a Safety Hazard. Any vehicle that, in the discretion of the Board of Directors, poses a safety hazard shall be prohibited from parking on the common areas. This includes, but is not limited to, any vehicle with ladders, tools and/or equipment stored on or affixed to the exterior of the vehicle, unless said ladders, tools and/or equipment are secured and/or locked to prevent access and/or removal by children and others.

05/15/00

Prepared by Nancy Reynolds

Pool Committee

- Start-up costs so far for the pool = \$2,000; this does not include county fees.
- New refrigerator was purchased.
- There was not a break-in at the pool; latch problem when Atlantic Pool was working; checking to see if new latches are needed.
- New Pool passes will be issued this year to all homeowners/renters.
- Pam Switzer and Nancy Reynolds will be meeting with the new life guards on May 18th
- Atlantic Pool is getting an estimate to have barbwire installed on top of the fence to prevent break-ins.
- Elise suggested we add a flag out front; add a whisked barrel with flowers. Motion made by Jim for \$100 for flowers, etc. Seconded by Paul Downey; approved

Sidewalks & Paving Streets

- Susan to meet with Bill Morris about fixing the sidewalk in front of the Messner's house.
- Susan to meet with Jim Rozier about the Environmental Impact & Reserve Study.
- Proposed Champion Pavement to repaint curbs at the mailboxes and repaint speed bumps for \$500. Approved.

NEW BUSINESS

- Pam suggested that we add a "Community Bulletin Board" at each entrance. Pam will try and get estimates
- Ken Dewell's letter of resignation was read and accepted by the Board
- Boris Jukic has volunteered to join the Board of Directors; board accepted

Motion made by Nancy Reynolds to adjourn meeting at 10:10; seconded by Pam Switzer – passed.

Next month's meeting is scheduled for May 16th, Elise Converse's home at 7:00

05/15/00

Prepared by Nancy Reynolds