

Minutes of PWCA Board Meeting
Tuesday, February 15, ~~1999~~ 2000

Meeting called to order at 7:10 PM at Pam Switzer's home

Attendees: Ken Dewell, Vice President
Pam Switzer, Pool Committee
Nancy Reynolds, Pool Committee
Don McBride, Architectural Committee
Paul Downey, Environmental
Jim McHugh

Not in attendance Elise Converse (Treasurer), Susan Underwood (President) and Joanne Biaggi (Secretary)

Approval of Minutes

Minutes for October were reviewed and approved by the board.

Communications:

Jim McHugh agreed to be the Web Site Master for the Park West Community Website.

One item to be added to Web site is a reminder to Seller that it is their responsibility to get the "Resale" package when they put their house on the market.

Sidewalks & Parking:

School parking is a problem. Don reported that cars are parking in the yellow zone on Treasure Court. Ken agreed to call towing company in the morning to come out in the early AM.

Commercial vehicles are becoming a problem. Board is allowed to make changes to Parking Regulations. Notice to homeowners must be given. Jim McHugh volunteered to work on changing Parking Regulations.

Ken Dewell announced that he will be resigning from the board as Vice President, effective March 31, 2000. Jim McHugh has agreed to take over the Parking committee. Streets and Sidewalks will be chaired by Susan Underwood.

Treasurer's Report

Treasurer absent; sent message with the following:

We were double-billed management fees in December because we were not billed for November. We are still within \$100 of the budget year to date.

Legal fees are high and Elise is still waiting for a copy of this bill. However, we are still within our yearly budget.

Collections have become an issue again. Elise met with Wes and got a report circling those accounts which they were going to get to the attorney's immediately. They apologized for the delay on some of these accounts explaining that this function got lost in the shuffle as they implemented their new accounting system. As of this meeting, Elise does not have the January statements to see how we are doing.

Elise indicated that she would like to remain as Treasurer for another term.

Prepared by Nancy Reynolds

From the annual meeting – we need to get a review of our common area components coupled with a review of our Reserves and Replacement account started. There was real interest at the meeting in having this done and Elise told the homeowners we had briefly discussed this in the past year. Now is the time to start this....it really needs to be done.

Architecture Committee

Don reported that we will need a new person to do home inspections as Andrew is moving to another position.

All third violations have been fixed; no fines. One violation noted – a valance has been put up between 2 decks.

Environmental Committee

Circuit for four (4) lights on Treasure Court keeps blowing out. Becker came out and has determined that it is underground and snow and ice were the problem. Paul will have them come out again because the problem still exists even though the snow and ice has melted. All circuits between 4808 and 4810 need to be look at.

4818 Treasure Court submitted a letter wanting trees on common ground around the townhouse to be pruned. Board approved.

Pam reported that a streetlight is out in the backcourt of Malone.

A request was received to have a light put in at the bus stop on Braddock/Carriage Park Road. This is not PWCA property. Paul will follow-up with the County.

Trash cans left out and not removed after trash pick up is still a problem throughout the community. If cans can be identified notices need to be placed on homeowners/renters doors. If cans cannot be identified, they can be taken to the pool area for temporary storage until claimed.

GibMor needs to be reminded that trash is to be picked up after regular trash on Tuesdays and Fridays.

Board needs to review billing to see if Treasure Court was included for sanding since they were missed.

Jim McHugh stated that Armstrong Management needs to be in compliance with our bi-laws. Bi-laws state that HOA dues must be paid by the 10th, not received by the 10th. Armstrong assesses late fees if payments are not received by the 10th.

Pool Committee

Pam requested that the board agree to have ADT come out and price a laser system for security. Board agreed to allow them to provide an estimate.

Board agreed to the purchase of a refrigerator, not to exceed \$200.

All new pool passes will be issued this year with a new design.

March and April appear to be the timeframe that Atlantic Pool will start any needed repairs.

New Business:

Board Members for upcoming year are:

President – Jim McHugh
Vice President – Vacant
Treasurer – Elise Converse
Secretary – JoAnne Biaggi
Pool Chair – Pam Switzer
Pool Co-Chair – Nancy Reynolds
Streets and Sidewalks – Susan Underwood
Parking – Jim McHugh
Environmental – Paul Downey
Architecture – Don McBride

Meeting adjourned at 8:45.

Next meeting is scheduled for March 21, 2000 at Don McBride's home at 7:30.