

**Minutes of PWCA Board Meeting
Tuesday, July 18, 2000**

Meeting called to order at 7:10p.m. at Jim McHugh's House

Attendees:	Jim McHugh, President	Joanne Biagi, Secretary
	Elise Converse, Treasurer	Nancy Reynolds, Pool Committee
	Pam Switzer, Pool Committee	Boris Jukic
	Susan Underwood, Streets & Sidewalks	

Not in attendance: Don McBride, Architectural
Paul Downey, Environmental

Approval of Minutes:

Jim expressed not to use personal attacks at Board meetings and give respect to the person whether agreeing with their statement or not. This is unproductive; attack the idea only.

Jim made motion to approve the June minutes; Nancy requested that "15 homeowners were present at the June meeting" Pam made recommendation that a footnote be added after Susan Underwood's statement stating that this issue would be taken up again as old business in the future; seconded by Boris. - 4 approvals, 1 nay; 2 abstain; 2 absent; motion passed. Pam questions that if a motion has been further discussed after approval, why can't there be a re-vote.

Treasurer's Report

Elise questioned some expenses. Vicki, Armstrong Management, needs approval to pay bills from contractors. Elise will provide her with names and phone numbers for each committee.

Elise requested that when Board members use Kinko's that they provide an explanation of what the Xeroxing was for, i.e. July minutes.

Operating expenses were \$950 for tree removal at tot lot.

Ground Maintenance (GibMor) was not paid for the month of May for not picking up trash.

Armstrong Management paid penalty and interest for late payment of taxes.

Elise indicated that she will sign-off on audit the week of July 23rd.

Pam made a motion to send the "house for sale" on Gainsborough Drive to the attorney for a lien on the delinquent dues; Boris seconded; motion passed unanimously.

Jim made motion to "write-off" \$125.82 from house on Malone Court as uncollectable; Pam seconded; motion passed unanimously.

Jim made a motion for Armstrong to auto-pay all contract bills unless Board member calls not to do so; Joanne seconded. Board approved.

Armstrong's contract is up this month. Elise will ask for a full written contract and discuss at the August meeting.

Architecture Committee

Discussion was held about the possibility of providing a cell phone to the Architecture Committee Chair; Tabled.

Communications and Web Site:

Boris motioned to put the most recent information regarding the tot lot on the Website homepage; Nancy seconded; passed unanimously.

Susan motioned to have a tape recorder for meetings; Jim seconded; 6 ayes, 1 nay, motion passed.

Environmental Committee

Paul sent the following notes, which were read by Pam:

- Tot Lot – if all goes well it should be installed next week. The equipment should be to the installers by Friday, July 21st.
- Gib Mor trash pick-up – Bill does not want to do the after-trash pick-up. I have not come up with another solution.
- 2 letters were sent to regarding trash in front of homes.
- Fallen tree on Malone Court, Jim working with Insurance Co.

Pam stated to the Board an experience she had with a rodent in her grill. Susan also mentioned that she has seen them in her area. Pam recommended reminding residents to keep trash in enclosed containers. Board will request that Paul call AAA to find out cost of trash cans and additional options.

The BOD was sent a letter stating that the tree fell on a car on Malone Court was a living tree and therefore is considered “an Act of God”; therefore the Board is not responsible. A copy of the letter from the Insurance Company will be forwarded to the owner of the car on Malone Court.

Pam made a motion to put up a “No Solicitation” sign in the neighborhood; Nancy seconded; motion passed.

Pam suggested the possibility of getting bulletin signs for both entrances; tabled.

Parking

In reference to violators for no county stickers Jim made motion to have parking violations sign with record on bottom printed on duplicate paper; Nancy seconded; motion passed.

Nancy made a motion to leave traffic circle on Malone Court as is; no one-way signs are needed; Pam seconded; motion passed.

Pool Committee

Documentation was read regarding a resident obtaining passes for guests staying in her home for one month. Statements from Pam and Renata McHugh were also read stating their actions regarding the issuance of the passes to this resident. Motion was made by Jim to draft a letter to the resident stating the one-time only compromise the Board members agreed upon. All Board members present have agreed to sign the letter. The Board is requesting that the owner pay \$200 for the four (4) additional passes; Nancy seconded; 4 yea; 1 nay; 1 abstain.

A resident has inquired about the possibility of renting the pool after-hours for a private party. The PWCA attorney was contacted and recommended that due to liability that we not allow after-hour parties unless sponsored by the Board. Jim made motion that no pool rental for after hour parties; Joanne seconded; 5 yea; 1 abstain; motion passed.

Nancy made a motion for an end of season pool party and requested \$600 for catering. Joanne seconded; motion passed.

Sidewalks & Paving Streets

Impact study will be started soon. Susan made a request from the Pool Committee to find out if they know of any further expenses that might be needed for the pool and she also requested a copy of a blueprint of the pool.

Sidewalk by the Messners' still waiting to be fixed. Gib-More contacted but not responding.

Streetlight by Braddock Road – will request George Mason to pay for it since it is on their property.

Speed bumps will be included in the Environmental Impact Study.

NEW BUSINESS

Jim made motion to add Boris Jukic to the Office of Vice President; Pam seconded; motion passed.

Community Clean-up and fun day – tabled.

MISCELLANEOUS

Pam Switzer submitted two (2) thank you notes to the Board for flowers at her father's death.

Motion made by Jim to adjourn meeting at 10:29; seconded by Joanne; Board approved.

Next months meeting will be at Nancy's house on Wednesday, August 16th, 7:00. This meeting will be a Budget only meeting. The next full meeting will be an open meeting for all homeowners held on September 19th at Robinson High School @ 7:00 PM.