

PWCA
Annual Homeowners Meeting
November 20, 2003
Robinson High School, Davala Hall

The meeting was called to order at 8:06pm.

In attendance were:

Rich Juchnewicz - President
Kristen Cigler - Vice President
Heather Villavicencio - Secretary

Steve Lubore
Don McBride

Absent:

Brigette Peterson
George Burgee - Treasurer

Also in attendance:

Howell Thomas, Koger Management Company
12 Homeowners

Old Business

Don motioned to accept the November 2002 annual meeting minutes. Kristen seconded the motion and it passed unanimously.

President's Report

Rich read a state of the community address. He commented on the better involvement of residents. He reminded everyone of his philosophy of being "neighbors first." If you have problems, talk to you neighbor and if that is unsuccessful, contact the Board.

He also addressed his as well as the BOD's dissatisfaction concerning the speed bumps. He urged the residents to be patient and the bumps will be fixed to the BOD's satisfaction. He explained that the speed bumps were necessary because people driving through our community still ignore the stop signs and drive too fast.

Rich then addressed the budget. The Association was over by \$6100, mainly due to the unexpected snow plow bills. We also purchased and refurbished pool furniture. There was also a contribution to the reserve fund of \$47,000. He is hoping to shoot for \$50,000 this year.

He has one project in mind for the pool—we need a vinyl shed to store the pool covers and a small improvement of the pool deck. Rich wants to move the lifeguard table down to where people enter the pool so that the lifeguards can keep better track of guests. He is looking for volunteers to clean out the pool house shelves.

He also is looking for volunteers to decide where to put trees and shrubs around the community. Residents are asked to help clear out the islands and turn them into park areas instead of leaf collection areas.

Finally, Rich reminded everyone that the tree stumps in resident's front yards needed to be ground down.

Treasurer's Report

George was unable to attend so Rich just made a quick statement that the Association is in good financial shape.

BOD Nominations

Resident Andrea Arnsten motioned to elect the new Board members by acclamation; seconded by Steve Singleton.

Steve Lubore nominated George Burgee as nominating chair and Rich seconded it. The vote was unanimous.

ACC

Rich reported that the inspections took place in the spring of 2003, but it was difficult for people to do repairs due to the wet spring and summer. He then took questions about ACC policies from the floor.

Communications Committee

Amanda Adolph is the Communications Chair and she is looking into accepting advertising in the quarterly community newsletter.

Environmental Committee

Dorothy Jean Strayer, a resident, had some questions about fallen trees on Treasure Court. JL Tree Service is scheduled to come out and inspect the trees.

Parking Committee

Residents had questions about other people's parking spots and the towing policy.

Pool Committee

Don reported that the pool budget had gone down from last summer. It is not necessary to replace or fix anything major this summer. He also reported that Atlantic Pool is the pool Management Company again this year.

There will be a change this year in pool passes. Koger Management is going to take care of issuing the pool passes to residents. That way the process is centralized.

Streets and Sidewalks Committee

We still need replacement signs for the entrances — speed limit sign and a no trespassing sign.

Website

Steve urged residents to send him any feedback they might have about the community website. He also reminded everyone to sign up for the email updates.

New Business

Heather Villavicencio is retiring from the BOD. Rich also reminded everyone that there is an open meeting on December 9, 2003 at 7pm.

Adjournment

Kristen motioned to adjourn the meeting at 9:22 pm, Don seconded the motion and the vote was unanimous.