

**PWCA
Board of Directors Meeting
Tuesday, July 8, 2003
Koger Management Group Offices**

The meeting was called to order at 7:10pm.

In attendance were:

Rich Juchnewicz-President	Steve Lubore-late
Kristen Cigler-Vice President	Brigette Peterson
Heather Villavicencio-Secretary	Don McBride
George Burgee – Treasurer	

Also in attendance:

Howell Thomas, Koger Management Company

President's Report:

The discussion started with the BFI contract and the BOD's opinion that BFI was in breach of contract by raising the rates. The discussion continued after looking at the terms of the contract. Steve motioned to send a letter to BFI stating that they were in breach of contract. Don seconded it and the vote was unanimous.

Rich motioned to accept last month's minutes and George seconded the motion. It passed unanimously.

Streets and Sidewalks

Brigette reported that the speed bump repair was still pending. She is calling Fairfax Excavation. Howell needs to look into the sealing warranty. We also asked Howell to check to see if we received Advanced Towing's bid for the snow removal contract. He was going to check on the contract.

Pool Committee

Brigette felt the pool party went well. One lesson we learned for next year is the rationing out of food. Quite a bit of waste of food happened. Rich appointed Don as pool chair.

Treasurer's Report

George went through and reviewed the financials with the BOD. He asked Howell to check into whether or not we still needed the transition bank account. He also asked Howell to check for credits in the month of July. Steve had a few budget questions that Howell was able to clarify. Steve requested that the aging report be done on the last day of the month from here on out.

Environmental Committee

Don wanted to know about the neighboring property and the issue of clean up of some common area. It turns out that the property in question does not belong to Kings Park West Townhomes. There was a brief trash discussion. Kristen reported that the tree trimming had been finished. Kevin was scheduling a walk-through with JL to check the trimmings.

ACC

Rich discussed resident's issues. He and Howell decided that the next walk-through would be postponed due to the large amount of inclement weather this summer. It may not have been possible to have repairs made yet to the homes.

Communication

Nothing to report.

Parking Committee Report

George reported that it was a very quiet month.

Website

Steve concluded that web site hits are up. Steve retyped welcome package and made changes accordingly.

Management Report

Already covered under president's report.

New Business

There was a question about protocol regarding PWCA emails. The decision was to let committee members respond to the appropriate topics.

Announcements

Susan resigned.

Adjournment

Kristen motioned to adjourn the meeting at 9:00pm, Heather seconded the motion and the vote was unanimous.