

**PWCA**  
**Board of Directors Meeting**  
**Tuesday, March 11, 2003**  
**Robinson Secondary School, Room 508**

The meeting was called to order at 7:13pm.

**In attendance were:**

Rich Juchnewicz-President	Susan Diamantes
Kristen Cigler-Vice President	Don McBride
Heather Villavicencio-Secretary	Brigette Peterson
George Burgee – Treasurer	

**Absent:** Stephen Lubore

**Also in attendance:**

Howell Thomas, Koger Management Company  
2 Homeowners

**Old Business:**

Kristen motioned to approve February 2003 minutes as amended (correct typo on amount putting into CD's to \$100,000 from \$50,000). Susan seconded it and the vote was unanimous to accept minutes as amended.

**Treasurer's Report**

The question of the double payment of the trash bill has been resolved. Investments have taken place with Merrill Lynch (\$100,000). The paperwork will be sent to Koger Management.

**Environmental**

Rich motioned to approve JL Tree Service proposal for removing the downed tree near the Roberts Road entrance. George seconded the motion; motion passed unanimously.

Discussion of continuing problems with BFI trash collection (cleaning up corners, etc..). Rich will contact BFI to discuss.

**Pool**

Renata McHugh, pool chair, updated BOD with status of pool furniture repair/replacement project. Work will need to take place soon in order to complete in time for the pool opening in May.

Discussion was held regarding moving forward with the project (budgeted at approximately \$7,000) in light of the unexpected snow plowing bills that the Association incurred this winter.

Renata will get final pricing information for the pool project and forward to the BOD for approval.

## **ACC**

Heather will walk the community with Koger Management (Howell Thomas) for the spring 2003 architectural inspections. Information about the spring inspections will also be included in the newsletter.

## **Communication**

The annual Easter Egg Hunt will be held the Saturday before Easter (April 19). This information will also be included in the newsletter.

## **Streets and Sidewalks**

There was a lot of snow in our area this winter. For the most part, the snow plowing company (Advanced Towing) did a fairly good job in clearing the streets.

A homeowner expressed concern regarding the performance of Advanced. This homeowner was concerned with the safety of the residents. The homeowner suggested that Advanced make one pass through of all streets first then go back and do the detail work. The BOD agreed that this was a good idea.

The homeowner presented three ideas for the next large snow: 1) Advanced should make a single pass through the community first; 2) BOD could e-mail the community when large snow is expected and ask that the community help keep the community clear of cars parked in the curbside parking; and 3) BOD could remind community not to shovel snow from parking spaces out in to the roads. When Advanced comes through, the snow gets pushed right back in to homeowner spaces.

Members of the BOD will meet with Advanced to discuss these suggestions and other ways to improve plowing the next go round.

The streetlight on Treasure Court and the light at the entrance sign at Braddock Road are still inoperable. Koger Management (Howell Thomas) will contact Kolb Electric again to get this resolved. Howell will stay on top of this until the problem is resolved.

Tot lot – Professional Grounds will take out the rotten/moldy ground cover. Heather motioned to approve invoice from Professional Grounds for \$900.00 to trench around the border of the tot lot, level out low and high areas and install 25 yards of woodchips. Rich seconded the motion; motion passed unanimously.

Speed bumps – work will be started when the cold weather breaks.

Rich motioned to approve the snow plow bills as submitted by Advanced. Heather seconded the motion; motion passed unanimously.

## **Website**

Jim McHugh will revive e-mail blast sign-up on pwca website.

**Parking**

There have been several tows in question over the past couple of months. George reported that he has directed Advanced that when in doubt about whether a vehicle should be towed, to please leave it. George has also directed Advanced to take the photo of the car before hooking it up to the truck to avoid any further confusion.

**New Business**

None

Kristen motioned to adjourn the meeting at 8:51pm, Susan seconded the motion and the vote was unanimous.