

**PWCA**  
**Board of Directors Meeting**  
**Tuesday, May 13, 2003**  
**Robinson Secondary School, Room 508**

The meeting was called to order at 7:07pm.

**In attendance were:**

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

**Absent:** Don McBride

**Also in attendance:**

Howell Thomas, Koger Management Company  
Renata McHugh, Pool Chair  
1 homeowner

**President's Report:**

Rich motioned to accept last month's minutes, Susan seconded it. The motion passed unanimously.

**Treasurer's Report**

George reported that on April 10 a \$15,000 CD matured . In the next few months the Association will have a few more CDs mature (3 at \$25,000). He recommended leaving them liquid. George asked Howell if the phone had been turned off at the pool during the winter so that no one could use it without our knowledge. The answer was yes, and now it has been turned on for the summer season. It is cheaper to leave the connection through the winter instead of having the line reconnected every spring. George was also concerned the web chair is the domain owner as well as the billing contact. We need to update web account to reflect PWCA as the owner and as the organization to receive the bill.

**Environmental**

Kevin scheduled a walk-through the community to determine which trees needed to be trimmed. Street cleaning is scheduled for May 15, 2003 assuming the weather cooperates. There were a few trash violations to report. There was a discussion about pest control and it was determined that it is a homeowner's responsibility to take of any pest control issues.

**Pool**

Renata reported that there is no total price yet for the furniture. She is still waiting for the cost of the shipping. The changing stations have been ordered for \$130/each plus shipping. Short discussion about issuing the pool passes and the schedule to do so. Howell suggested that Koger issue pool passes via mail next year (2004 season)

Renata read letter regarding the dates she will be moving and left it up to the BOD if she will continue as pool chair being that her status has changed to renter in the community.

The BOD went into executive session to discuss the pool chair position. Susan motioned to let Renata stay on as pool chair, Brigitte seconded it and the vote was unanimous.

### **ACC**

Rich has some second violation questions for Howell.

### **Communication**

Brigette volunteered to be interim communications chair.

### **Streets and Sidewalks**

Speed bump repairs/replacement will commence in June. We need to give residents enough notice about the repairs. The money for the repairs will come out of reserves.

### **Website**

Jim McHugh sent statistics—web site hits are up. George nominated Steve as the new web site committee chair. Heather seconded it, and the vote was unanimous.

### **Parking**

Homeowner contested parking violation. BOD went into executive session to discuss matter. BOD will sent written notice to homeowner with results.

### **Management Report**

Howell said we need to set up a time for JL Tree Service to remove some common-area trees.

### **New Business**

Howell will check on the warranty for the street sealing. We need to look into any erosion areas and street repairs that may need to be done.

Kristen motioned to adjourn the meeting at 8:49pm, Heather seconded the motion and the vote was unanimous.