

**Park West Community Association
Board of Directors Meeting
Tuesday, April 13, 2004
Robinson Secondary School – Room 508**

The meeting was called to order at 7:32 pm.

In attendance were:

Kristen Cigler – Vice President
George Burgee – Treasurer

Brigette Peterson – Secretary
Steve Lubore

Absent:

Rich Juchnewicz
Don McBride

Also in attendance:

Howell Thomas, Koger Management Group

Steve made a motion to approve last month's minutes; seconded by George; motion carried unanimously.

President's Report:

No Report.

Treasurer's Report:

George invested the Association's money as discussed at the last meeting.

The quarterly statements were sent out with a 30 day due date as opposed to a 10 day due date as intended. Howell will again ask that this be corrected. In addition, the bills were printed with credit card slips on the back. The BOD has requested that the credit card slips not be included as the Association no longer accepts credit card payments.

Koger Management sent a letter to the Board of Directors requesting that the Board approve Koger's change of banks. Howell explained that Koger plans to switch to a lockbox system for processing all future HOA dues. In addition, the current bank, BB&T plans to start charging a fee to keep money in their bank. It is for these reasons that Koger would like to switch the Association's funds to the Bank of Arizona. Before the Board will authorize the switch, the members have requested that Howell present them with comparisons from other banks, as well as listing the ways that the Association will

benefit from this switch. The Board would also like to know what will happen if the request to switch banks is denied.

Environmental Committee:

There were no trash violations reported.

The community clean-up day is still scheduled for 4/24/04. Signs will be posted at the entrances to the community to inform residents.

A homeowner has requested that the Board allow him to keep the vines that are growing along the side of his home. This request is being tabled for ACC review.

Howell sent a notice to a homeowner on Treasure Court informing him that his tenants have not been cleaning up their backyard after their dog and this is causing a serious health hazard for the neighbors.

Pool Committee:

Howell needs to get the disc with the pool pass template so that he can start issuing pool passes.

Steve had a question about how long the Association waits before doing the second inspection of the homes to ensure that all of the ACC violations have been corrected. This is important for homeowners with second and third violations, who could be denied pool passes.

The Board discussed Don's proposal to purchase our own pool supplies rather than allowing Atlantic Pools to purchase them. He also proposed switching the billing cycle to monthly so that repairs and other pool expenses can be monitored more easily. The Board will recommend to the pool chair that we keep business as usual.

The Board will defer to the Pool Committee regarding the installation of the baby changing stations.

Architectural Control Committee:

The home inspections were all completed last month. George and Howell will discuss when they will be going out to do the second inspections. George will also recheck the violations to ensure that they have been fixed and he will answer all of the homeowners' letters that have been received by Howell so far.

Communications Committee:

Steve's submission to the Park West Pages was not included.

Streets and Sidewalks Committee:

Bill Manson from Advance Towing needs to come back to finish the street sweeping job and to clean up the hydraulic fluid spill on Carriagepark Court. Someone from the Board should be present to oversee the clean-up process and to ensure that it is done safely. Howell is not approved to pay any more bills for the street sweeping until the job is done correctly and completely.

Parking Committee:

There were a few cars towed this month, but all residents' concerns were resolved without issue.

Website Committee:

The Website continues to run well.

Management Report:

Howell has a proposal from Professional Grounds for lime treatment. Howell is to get clarification from Professional Grounds regarding the exact amount of lime that will be used in the treatment. He will also check to see if this treatment process is already covered under our current contract.

Unfinished Business:

There was no unfinished business to discuss.

New Business:

Steve made a motion to reimburse Don and Brigette for expenses from the Easter Egg Hunt; motion was seconded by George and carried unanimously.

Motion to adjourn was made by Kristen at 9:00 PM and was seconded by Steve; carried unanimously.