

**Park West Community Association
Board of Directors Meeting
Tuesday, February 8, 2004
Robinson Secondary School – Room 508**

The meeting was called to order at 7:15 pm.

In attendance were:

Rich Juchnewicz – President
Kristen Cigler – Vice President
George Burgee – Treasurer

Brigette Peterson – Secretary
Steve Lubore

Absent:

Kimberly Eckert
Don McBride

Also in attendance:

Howell Thomas, Koger Management Group

President's Report:

No report.

Treasurer's Report:

Steve still has questions regarding a \$270 charge for legal fees. Howell will check with accounting to determine if this amount is being entered in the wrong account.

The auxiliary checking account has still not been closed. The former Treasurer has been contacted, but she has not been able to get to the bank to close out the account. George is going to contact the former Treasurer once more in an attempt to get the account closed.

Environmental Committee:

Rich mentioned that, in the Spring, there will be a need for community tree trimming. He also discussed the possibility of obtaining a bid from Professional Grounds to work on erosion control and clearing out the islands of debris and leaves.

Pool Committee:

Steve sent an updated copy of the pool rules to Don and is still waiting for his approval before he posts them on the Website.

Atlantic Pool accepted and incorporated most of the Board's requested changes to the contract. However, the Board is concerned that there are still corrections to the contract that need to be addressed by Atlantic Pool prior to the Board accepting the contract.

Atlantic has a double indemnity clause in Section 9, Part B of the contract. The Board is requesting that Part B in Section 9 be removed altogether. In addition, George still has questions about Part C in Section 9 that absolves the lifeguards and Atlantic Pool of any responsibility or liability for an injury that may occur in the baby pool.

Steve made a motion to strike the sentence in Section 9, Part C that reads "Contractor should not provide..." and strike Part B from Section 9 altogether and initial the changes prior to sending the contract back to Atlantic Pool. Motion seconded by Kristen and was carried unanimously.

ACC:

Two homeowner's requests were approved this month.

One homeowner requested that previous ACC violations and subsequent fines be forgiven since all of the violations have been repaired.

The Board went into Executive Session to discuss this request.

The majority of the Board members voted not to forgive the fines.

Howell and George will do home inspections in March.

Communications Committee:

No report.

Streets and Sidewalks Committee:

The Board is still waiting for Kelly Electric to fix several lights in the community, including three that are out on Carriagepark Court. In addition, Kolb Electric still has a lamp head from one of the lights in the neighborhood. Howell is trying to contact Kolb to retrieve the fixture.

Parking Committee:

Rich received a letter from the Fire Marshall's office stating that there is no "grandfather clause" with regards to the fire zone codes. In addition, the Association received a citation from the Fire Marshall's office indicating that the community was not in compliance with current codes for fire lanes. George has put in a call to Chief Benerick, requesting a face-to-face meeting in order to address some of the Board's concerns and questions about the citation.

A homeowner requested that a previous parking violation be reviewed and that the homeowner be reimbursed for towing.

The Board went into Executive Session to discuss this request.

Board unanimously voted to decline the request.

Website:

Steve reported that we received a free upgrade from Netfronts our web hosting company. He also added a link to the Fairfax County Public School System's emergency alert page. This will allow residents to find out early whether or not schools have been closed or have a delayed opening due to the weather.

Steve is going to change the background music on the Web page.

Management Report:

Howell is going to double check who the winners of the Holiday Door/Home Decorating contest were. A resident believes that she won the home decorating contest, but did not receive a check. Howell is checking to make certain that checks were sent to all of the correct contest winners.

Unfinished Business:

The Board discussed the problem of the trash contractor not picking up the trash due to inclement weather. Some Board members were concerned that there is not enough notice given by American Disposal to notify residents and as a result trash is being left on the curbs for several days. Kristen checked on this and the Association has no recourse. As a private contractor, American Disposal can choose not to collect trash due to poor road conditions and is not required to have a "make up" day for trash collection.

New Business:

As per the community bylaws, Kimberly Eckert is no longer a member of the Board.

Adjournment:

Motion to adjourn was made by Kristen at 8:32 PM and was seconded by Steve; motion carried unanimously.