

**PWCA
Board of Directors Meeting
Tuesday, October 12, 2004
Robinson Secondary School
Room 504**

The meeting was called to order at 7:06 pm.

In attendance were:

Kristen Cigler-Vice President
George Burgee – Treasurer
Stephen Lubore

Kathleen Marvaso
Don McBride

Absent were:

Rich Juchnewicz-President
Brigette Peterson-Secretary

Also in attendance:

Howell Thomas, Koger Management Company

Old Business:

George motioned to accept September 2004 minutes as posted on website. Kathleen seconded the motion, motion carried unanimously.

President's Report:

The Annual Meeting is Tuesday, November 16th at 8:00pm at Robinson Secondary School, Davala Hall. George, Kristen and Kathleen are all running again. Rich requested that Howell give brief statement of what he/Koger Management has done for the community this year at the Annual Meeting.

Rich passed along information on an emergency preparedness meeting from Supervisor Bulova's office for Steve to post on the PWCA website.

Treasurer's Report

Merrill Lynch – invested \$100,000 in the highest rate, longest term, no penalty CD.

Howell will look into the continuing problem of the 30 day due date on the statements.

Environmental Committee

Letters to homeowners about removing trees should include language about replacing the tree or providing landscaping. Howell will correct in future letters.

Howell will send letter to resident on Treasure Court about finishing removal of a tree.

Pool Committee

Don stated that Atlantic Pool bill was approved and authorized Koger Management to make payment.

ACC Committee

Many roofs have been replaced in the community (all with ACC approval). Approved a homeowner's request to install a skylight.

Discussion around whether residents could have small hose/storage containers in front of their house. Steve will compare what is/isn't allowed in other communities and report back to the Board.

Howell will send letter to resident about non-compliant fence.

Communications Committee

Submit all articles for next PWCA Pages to Kathleen by November 15th. She will work on newsletter and get to Howell by early December. Kathleen will help anyone with writing their articles.

Streets and Sidewalks Committee

George requested that Howell get bids for snowplowing from Advanced, Professional Grounds and Great Falls Lawn & Tree. Need to ask companies where our community will be on the priority list during snowstorms.

Board requested that Howell get three bids on speed bump repairs (shave to 3 inches), paving basketball court and paving walkway to pool ASAP.

Board requested that Howell get two other bids on streetlight repair work.

Light at 4820 Treasure Court is malfunctioning again. Howell to get electrician to diagnose the problem.

Parking Committee

Nothing to report.

Website Committee

Nothing to report.

Unfinished Business

Nothing to report.

New Business

Board discussed moving next year's Annual Meeting to third Thursday in September as noted in Covenants and Restrictions. Will discuss at this year's Annual Meeting.

Professional Grounds submitted proposal of \$5200.00 for erosion control work. George will see if they will lower the cost down to \$4500.00. He will present information to Board for vote by email.

Kristen motioned to adjourn the meeting at 8:20pm, George seconded it. The motion passed unanimously.

Next meeting scheduled for November 16, 2004 (Annual Meeting).