

**Park West Community Homeowner's Association
Board of Directors' Meeting
Robinson High School, Room 508
Tuesday, September 14, 2004**

In Attendance Were: George Burgee, Steve Lubore, Kathleen Marvaso, Don McBride, Brigitte Peterson,

Absent Were: Rich Juchnewicz, Kristen Cigler

Management: Howell Thomas

Meeting called to order at 7:06 PM. Motion made by Don, seconded by Steve

President's Report: No report

Vice President's Report: No report

There were no minutes from the August meeting as it was an executive session to discuss the budget.

Treasurer's Report:

Steve asked what the difference was between the CAB and BB&T accounts. Some investors are sending their payments to the new bank in Arizona. Howell is notifying investors that deposits should be made to BB&T as we have not switched our accounts to the Bank of Arizona.

Action Item: Howell is still asked to present the board with the benefits to the Park West Community if the board approves a switch in banks to CAB.

\$800 paid out for street cleaning. The amount was reduced from \$1100 due to the poor cleaning effort.

There is only one resident who has an account with the attorneys. The total amount due to association is \$2,014.48.

Steve has posted the new budget on the website, but has it listed as unapproved until it is presented to the community for approval at the Annual Meeting in November.

The taxes for 2003 still have not been filed. Howell recommends that the Board explore a new accountant for next year.

Howell will give a weekly update to George about the filing of the taxes. We will not use these auditors again next year.

Environmental Committee:

No trash violations this month. Several residents have been cutting down trees without Board approval. The covenants state that residents must have Board approval before removing live trees on their property. Howell will send a letter to the residents asking them to remove the remainder of the trees with a specific deadline. Pg 11 Article VI, Sect 6, i.

Steve made a motion to amend the covenant to read that residents should remove the tree twelve inches below grade and replace it with a new tree or landscaping. Motion seconded by George, passed unanimously.

Pool Committee:

Pool party had 75 people, lower than years past possibly due to the holiday weekend. Steve thanked the pool committee for the work they did this year.

Don brought up the possibility of posting the pool rules on the fences. He will research the cost of making the signs and bring it up at the next meeting. Don also talked about purchasing mats for the showers, hardware for the showers, a new hose, toys for the pool, toy chest, Rubbermaid shed (for pool cover and small toys), a nicer sound system than the boom box, and a new clock.

Don suggests opening the pool one hour later (11 AM) and closing one hour later (9 PM). Also need to repair concrete on the pool deck. Repair the framing on the pool house. Repair/replace the lights on the side of the pool house and install the baby changing tables. Three pool chairs need to be replaced.

Architectural Control Committee:

George states that another inspection needs to be done. George will double check the violations before the letters go out.

One homeowner's request to paint shutters was denied because the paint color was not right.

Communications Committee:

Park West Pages was mailed with the quarterly statements this month.

Streets and Sidewalks and Sidewalks Committee:

Rich is still waiting to get back all of the bids for repaving sections of the streets and repairing the speed bumps.

We have received an estimate for repairing the lights on Carriagepark Court. This matter will be tabled until next month for Board approval. There are also some lighting problems on Treasure Court. Howell will verify the scope of the work proposed.

One resident wants the common area shrubbery in front of his home removed. The Board has approved removing the shrubs and reseeding the area. Motion made by George, seconded by Steve, carried unanimously.

The Board is still waiting for estimates for the concrete work. Don requested that the repairs on the pool concrete be included in this estimate.

George proposed replacing the basketball court and the asphalt path throughout the neighborhood.

Parking Committee:

Don is working on a list of all the parking spaces and which house they belong to. Don will get this list to Howell to put into the resale packets.

A resident made a request that the Board refund the towing fees for a car that was towed after it remained in the community for several months. Notices were posted on the windshield of the car for ten days prior to it being towed. George made a motion to deny the request, Steve seconded the motion and it was carried unanimously.

Don made a request that the Board consider changing towing companies. This motion was tabled until next month.

Steve revisited the issue of posting fire lane signs in accordance with the county ordinance.

Website:

Steve removed information about the pool now that the pool season is over. He also included a new link for zoning ordinances (specifically for the Fairfax Noise Ordinance).

Steve did not take the music off the website. He states that he has not been able to get the email blasts to work. He has tried several new versions. He has been signing people up when they send thr Board an email.

Management Report:

The annual meeting will be on Tuesday, November 16, 2004 at 8 PM, the room will be determined. Howell will send out the ballots.

George will chair the Nominating Committee. There are three Board positions that expire this year.

Old Business:

All old business was discussed during each committee report.

New Business:

There was no new business to discuss.

Don made a motion to adjourn the meeting at 9:05, seconded by Kathleen, the motion carried unanimously.