

**Park West Community Association Board Meeting**  
**Tuesday, April 12, 2005**  
**Robinson Secondary School, Room 504**

**Present:** Don McBride, Chris Cosgriff, Stephen Lubore, Kathleen Marvaso, Julio Abinader, Koger.

**Absent:** Rich Juchnewicz, George Burgee, Brigette Peterson

**Guests:** Sheila and Robert Ritchie.

The meeting was called to order at 7:10 pm. The March meeting minutes were approved.

**President's Report:** None

**Architectural Control Committee Report:** ACC Chairman Chris Cosgriff reported there have been three requests approved since the March meeting. A new form has been developed which requires more information to be provided by the homeowner.

Julio Abinader reported that the spring ARB inspections have been completed, and the paperwork is in progress. The Board discussed the need to review the 2005 inspections against 2004 inspections to identify new v. existing violations to distribute appropriate notices to homeowners. Julio will provide written report to the Board by April 15.

**Communications Committee:** The Board discussed communication on the upcoming community clean-up (April 23). Signs have been posted, and information will be posted on the website.

**Website Committee:** Webmaster Steve Lubore reported that the website has been updated with current information on the pool, and updates to the Community Guidelines. Routine maintenance has been done, and the Welcome Package is being updated. Web host will not bill Kroger directly, so Steve will submit invoice to Kroger for reimbursement.

**Pool Committee:** Don McBride reported on the purchase and installation of the shed (approved by the Board in March) for storage on the pool property.

The Board discussed purchasing replacement pool toys, hose, shower heads, and a sound system. Don will get estimates of cost for discussion at the May meeting.

Applications for pool passes are prepared and ready to distribute. Pool passes will be distributed to homeowners with no outstanding ACC violations.

**Streets and Sidewalks:** Julio reported that Espina Stone will not come to the PWCA property unless the speed bump project totals a minimum of \$1500. Though the Board

planned to replace four speed bumps, additional needed work was identified to reach the minimum. The Board agreed this project is a top priority, and should be accomplished as soon as possible.

**Parking Committee:** There have been three towings, and no disputed issues.

**Environmental Committee:** In advance of the meeting, PWCA President Rich Juchnewicz emailed Julio to request a bid from Professional for clearing the islands of brush and debris throughout the community.

The Community clean up will take place Saturday, April 23. Clean up will start at the tot lot at 9 a.m. Gloves and trash bags will be provided.

**Management Report:** The Board reviewed a new budget comparison report generated by Kroger. Report will be re-worked to contain accurate data for 2005. The Board approved an additional escrow payment of \$200 to Rees, Broom and Diaz.

The unapproved increase in fee from American Disposal was discussed. Pending Rich's approval, the Board approved sending contract to attorneys for review and decision on practicality of challenging rate increase above amount specified in contract.

The Board discussed and clarified procedures for violation notices within the community, and fees charged by Kroger for certified letters. Board asked Julio to communicate objections to their practices to Kroger management. Fees and procedures for trash and other violations were also discussed and clarified

Confusion over the mailing addresses which appear on billing statements was discussed. Julio will check to see if line about Phoenix could be removed from the bottom of the statements.

**Guest Issues:** Homeowners Robert and Sheila Ritchie attended and inquired about the procedure for removing and replacing a tree on their property. They will submit an ACC request form for consideration. The Ritchie's also inquired about the possibility of adding community waste cans, but no pick-up is available for such cans. The Board discussed the possibility of adding a second community clean-up day in the fall (two clean ups have been held in previous years.)

**New Business:** The Board discussed the vacancy in the vice chairman position on the Board created by Kristin Cigler.

To align the annual budgeting process with the annual meeting, the Board discussed the need to move the annual meeting from November to September. This business will be taken up at the May 10 meeting.

The meeting adjourned at 9:35 p.m.