

**PWCA Board of Director's Meeting Minutes  
Robinson Secondary School – Room 504  
Tuesday, December 13, 2005**

**Present:** Rich Juchnewicz, President; Steve Lubore, Treasurer; Brigette Peterson, Secretary; Chris Cosgriff

**Not Present:** George Burgee, Kathleen Marvaso, Don McBride, Robert Ritchie

**Management Not Present:** Julio Abinader, Koger Management

The meeting was called to order by Rich Juchnewicz at 7:15 PM.

A motion was made by Rich to accept the minutes from the November BOD meeting, 2<sup>nd</sup> by Chris; Motion carried unanimously.

**President's Report:**

Rich stated that the snow plow contract stipulates that they will only plow when the snow is 3 inches or more unless the Board makes a special request. Rich added that he requested the plow services for our last snow fall due to the icy conditions and the snow left over from a previous storm.

Pool repairs have been delayed due to the weather conditions. It is not clear when the repairs will start now.

Rich sent an email to Julio at Koger inquiring about when the paving of the sidewalk by the pool and the basketball court in the tot lot will take place. He has not received a response as of yet. He will follow up with Julio this week.

**Treasurer's Report:**

There are still discrepancies in the accounting report from Koger. The account balance reported by Koger does not match the balance on statements received by Merrill Lynch.

Steve also received a letter from our auditors – Daly, Hammad and Associates indicating that there were discrepancies in our account as well.

Steve is still getting statements from the Bank of Arizona.

## **Committee Reports:**

### **Environmental Committee:**

The erosion contracts with Professional Grounds have been approved and signed. The erosion control work is scheduled to start this week. The contract includes: building a retaining wall behind 10462 Malone Court and adding a French drain and a 3'X6' dry well.

### **Architectural Control Committee:**

No Report

### **Communications Committee:**

This quarter's edition of the Park West Pages was mailed out by Koger. Kathleen reports that we had one advertiser this month and she is in the process of soliciting more advertisers.

### **Pool Committee:**

Report was covered in President's Report.

### **Streets and Sidewalks Committee:**

Leaf cleanup is scheduled for 12/14, weather permitting.

Rich is going to ask Capitol Management to research the cost of replacing our existing streetlights with solar lighting.

### **Parking Committee:**

Rich is going to ask Mark at Capitol Management to send a letter to Dominion Towing requesting that Julio's name be removed from their list of people approved to request a towing. The letter will also request that all Board members have approval to request a tow. Currently only Rich has that authority.

### **Website Committee:**

Steve is still having difficulty with the form mail feature. He has not been able to get it to work consistently.

Rich will contact Mark at Capitol Management to get the correct email addresses for his management team so Steve can remove Julio at Koger and add the new management team to our email distribution list.

**Management Report:**

There was no representative from the Management team present.

**Unfinished Business:**

There was no unfinished business.

**New Business:**

There was no new business.

The motion was made to adjourn by Rich; seconded by Steve and carried unanimously.  
The meeting was adjourned at 8:18 PM.