

**Park West Community Association Board Meeting
Tuesday, November 8, 2005**

Present: Rich Juchnewicz, George Burgee, Tom Pennington, Don McBride, Chris Cosgriff, Stephen Lubore, Kathleen Marvaso

Absent: Brigitte Peterson, Bob Ritchie, Julio Abinader (Koger).

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

President's Report: Rich discussed current issues, including the pool repairs, and the snow plowing contract. ATS apparently sent the contract to Julio (Koger) in September, but it was never presented to the Board. Rich plans to follow up.

It was noted that the management report package from Koger included budget numbers for 2004, instead of 2005. The Board will contact Koger for a corrected budget.

The transition from Koger to Capitol Property Management was discussed. Residents still sending payments to CAB need to be identified so payments can be properly received and accounted for.

Capitol will mail notice to residents in December. Rich will draft a letter, which will be produced on paper which will draw residents' attention.

Treasurers Report: Steve discussed the meeting PWCA Board members held with Koger to review discrepancies in the financial reports for the Association. All agreed Koger's accounting procedures were irregular.

Steve reported that the Merrill Lynch report shows expected interest payments of \$14K.

Don volunteered to work on the general ledger between now and the transition to Capitol.

Architectural Control Committee Report: Chris reported there has been one request approved since the October meeting.

Once Capitol is in place, Spring ARB inspections will be scheduled. Capitol is expected to be on the property regularly, and is expected to better manage the inspections and violation tracking process.

Communications Committee: The fourth quarter 2005 newsletter will be mailed Monday, December 12. Deadline for story contributions is Sunday, December 4.

Website Committee: Steve plans to re-issue the community email blast requesting updates to the community Odd Job Squad, and also plans an email blast to community subscribers regarding the change to Capitol.

Pool Committee: The Atlantic Pool contract for repairs on the baby pool was discussed and ratified. Work will begin as soon as possible, weather permitting.

Streets and Sidewalks: The Board also discussed the Espina Stone contract for the remaining work within the community. Rich will follow up.

Rich will also check with Dominion Towing to see if they will re-paint the house numbers on the curbs throughout the community.

Parking Committee: Notices will be put on vehicles with expired tags and stickers.

Environmental Committee: Don volunteered to meet with Professional Grounds on Friday, November 11, to discuss erosion problems on Treasure Court and Malone Court. Don will follow up with the group on Professional's recommendations, with a goal of getting work on the problem areas underway before the end of the year.

Management Report: No report.

New Business: None.

The meeting adjourned at 8:10 p.m.