

Park West Community Association Board Meeting
Tuesday, February 14, 2006

Present: Rich Juchnewicz, Don McBride, Chris Cosgriff, Stephen Lubore, Bob Ritchie. Jeff Lawrence (Capitol), Carl Wallin (Capitol)

Absent: George Burgee, Kathleen Marvaso Tom Pennington, Brigitte Peterson,

The meeting was called to order at 7:05 pm.

President's Report: Rich discussed current issues, including the status of contracts for the pool path and basketball court repaving (Espina Stone) and removal of damaged trees and branches (Professional Grounds). Rich presented a bill PWCA received from IRS for over \$1200 due February 20 for unpaid taxes. He asked Capitol to request an extension of time for payment from IRS after determining why PWCA is in arrears.

Treasurers Report: Steve noted that PWCA's reserve account net portfolio value with Merrill Lynch has grown to over \$382, 500. He felt that PWCA has adequate reserves at this time, but requested Capitol to look into a new Reserve Study.

Architectural Control Committee Report: A resident of Carriagpark Court attended the meeting and asked the Board to consider her request to make several changes to her front and rear windows and doors. All but one change is in accordance with the PWCA Architectural Guidelines. The exception is replacement of her double front doors with a single door and sidelights. The proposed door would have a change of color to Burgundy and a large oval prismatic glass section in the center. The home owner was told that these changes were a departure from PWCA past approvals and it was suggested that a six panel front door of the same color as the existing double doors could be approved. The upper two panels could be solid or hold glass panes. The upper half of the side lights could also consist of glass panels.

Carl Wallin of Capitol is expected to be on the property regularly, and is expected to better manage the inspections and violation tracking process.

Communications Committee: No report.

Website Committee: Steve has changed all references to Koger to now show Capitol Property Management.

Pool Committee: Atlantic Pool has begun repairs on the baby pool that, weather permitting, will be completed well before opening time.

Streets and Sidewalks: No report.

Parking Committee: Rich requested Capitol to solicit three bids for a new towing company. The request for proposals will also ask the selected firm to re-paint the yellow no parking zones and house numbers on the curbs throughout the community.

Environmental Committee: Bob requested that Capitol in conjunction with Professional Grounds prepare a tree management plan based on a survey of tree holdings. He reported that Professional Grounds had removed the trees and branches downed by the recent snow storm from common areas on February 11.

Bob recommended that PWCA provide Emergency Planning information to its residents. He suggested information be provided to cover natural disasters and terrorist attacks.

Management Report: Capitol Property Management has received financial data and papers from Koger Management, but has not had a chance to analyze them.

Old Business: The Board requested that Capitol Property Management solicit three proposals to perform a Reserve Study for PWCA common areas and property.

New Business: None.

The meeting adjourned at 8:52 p.m.