

**PWCA Board of Directors Meeting
Robinson Secondary School -- Room 504
Tuesday, December 11, 2007**

Present: Rita Estrada Cavalini, Jeff Clarke, Rich Juchnewicz, Steve Lubore, Don McBride, Bob Ritchie, Capitol Property Management representative Karen Conroy

Absent: Kathleen Marvaso, Tom Pennington

Call to Order: The meeting was called to order at 7:13 pm.

President's Report: President Rich Juchnewicz talked about the Community's Christmas Decorations and their storage location. All decorations will be stored at the Pool House in the attic.

Treasurer's Report: Treasurer Steve Lubore gave a great rating for our Merrill Lynch Portfolio, with our monthly interest amounts up. We decided to stay with Daly & Hamad for our Auditor and asked Karen to find copies of our 2006 audit and the last quarter 2006 audit when the Board shifted the fiscal year from October to January. The Board also discussed our outstanding dues for the Quarter and found it to be a better percentage than last.

Architectural Control Committee: Acting ACC Chair Rich Juchnewicz noted how much easier the process was now that Capitol Management (Karen) started using electronic methods to send packages to the Board and Return questions and/or Approvals back to the Homeowners.

Environmental Committee: No report at this time

Parking Committee: Committee Chair was ready to discuss a Homeowner request, but neither homeowner nor vehicle owner were present. Set aside for January.

Pool Committee: No report at this time. Steve Lubore made note that one of the side lights on the Pool House was broken by a rock and needed repair.

Streets and Sidewalks Committee: No report at this time

Communications and Website Committee: Several different newsletter articles were discussed for the upcoming edition: article reminding residents that trash cans and bags should be placed off the sidewalks (curbside), article about gutter drain downspouts that use the black plastic pipe and possible excess amounts of water across the sidewalks.

New Business: The Board elected its officers, with Rich Juchnewicz remaining as the President, Bob Ritchie as the Vice President, Kathleen Marvaso remaining as the Secretary, and Steve Lubore remaining as the Treasurer.

Next was the appointment of Committee Chairs. Don McBride will assume the Architectural Control Committee Chair, Jeff Clarke will assume the Environmental Committee Chair, Dorothy Juchnewicz will assume the Pool Committee Chair, Rita Estrada Cavalini will assume the Streets and Sidewalks Committee Chair, and all other Chairs remain the same (Communications/Newsletter: Steve Lubore/Kathleen Marvaso, Parking: Rich Juchnewicz).

Also discussed was the continued evaluation of a Community Dog Play Area. Rita Estrada Cavalini created a presentation with guidance and a timeline for issues. Discussion also was to how to create community awareness/outreach using both e-mails and newsletter. Common Area use forms were discussed, which release the community from liability when our residents use the common area for gatherings (parties, picnics, dog play).

Next Meeting: Tuesday, January 8, 2008.

The meeting was adjourned at 8:39 pm.