

**Park West Community Association Board Meeting
Robinson Secondary School -- Room 504
Tuesday, January 9, 2007**

Present: Chris Cosgriff, Rich Juchnewicz, Stephen Lubore, Don McBride, Robert Ritchie, Capitol Property Management representative Karen Conroy

Absent: Jeff Clarke, Kathleen Marvaso, Tom Pennington,

The meeting was called to order at 7:17 pm.

President's Report: Rich instructed Capitol Property Management to pay PWCA dues in the amount of \$50.00 to the Braddock District Council. Rich reported that Kathleen Marvaso attended the January 3, 2007 meeting of the George Mason-Braddock District Community Forum as PWCA's representative. She submitted an e-mail summary report on the meeting proceedings.

Treasurer's Report: Treasurer Steve Lubore reported that the current reserve balance in the Merrill Lynch account is approximately \$400,000 and projected annual interest for CY 2007 is \$15,773 vs. \$16,000 budgeted. Daly, Hamed & Associates are performing the FY 2006 Association audit at the pre-negotiated price. They will audit the October to December 2006 PWCA books for our budgeted fee of \$900. Steve requested Capitol to verify that fees imposed on residents for late payment of quarterly assessments are being assessed correctly at 8 % per annum and that unpaid balances due the Association are charged interest monthly at the same rate.

Architectural Control Committee: ACC chair Chris Cosgriff approved Capitol's schedule for spring 2007 ACC home inspections. He reported that one request for architectural modification had been received and approved.

Communications Committee: No report.

Environmental Committee: On the recommendation of Robert Ritchie and Capitol, The Board approved termination of the grounds maintenance contract with Professional Grounds and its replacement with a new three (3) year contract with Blade Runner. Blade runner was selected after a competition among vendors.

Robert suggested and the Board approved that Capitol request a bid to trim the tree at 4832 Treasure Court.

Pool Committee: Don McBride, after reviewing pool management proposals, motioned that PWCA award a three (3) year contract to Atlantic Pools, the incumbent management company, since they offered a competitive price and have provided good service. The Board approved.

Parking Committee: No report.

Streets and Sidewalks Committee: Capitol was requested to have an electrical contractor determine why the Braddock Road entrance monument light continues to fail.

Web Site Committee: No report.

Old Business: Chris Cosgrove was appointed as Board Vice President and other officers were reappointed.

New Business: None.

Next Meeting: Tuesday, February 13, 2007.

The meeting was adjourned at 9:10 PM.