

**PWCA Board of Directors Meeting
Robinson Secondary School -- Room 504
Tuesday, March 13, 2007**

Present: Rich Juchnewicz, Stephen Lubore, Kathleen Marvaso, Don McBride; Tom Pennington, Bob Ritchie, Capitol Property Management representative Karen Conroy

Absent: Chris Cosgriff

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

President's Report: Rich discussed the upcoming newsletter deadline and asked board members to submit articles in their areas of responsibility to Kathleen as soon as possible. The newsletter will be mailed to property owners and residents, in order to ensure that renters receive the newsletter as well.

Treasurer's Report

Treasurer Stephen Lubore discussed the health of the reserve fund, and some changes in account management intended to maximize efficiency. Steve reported that interest earnings are on target for budget purposes. The 2006 audit report is pending, and Steve will review that when it is available.

Architectural Control Committee: Inspections are complete, and notices are being processed for all residents with violations. Residents have 30 days to bring their property into compliance.

Environmental Committee

A community clean up is scheduled for 1 pm on April 21. The time was moved to later in the day to allow families with children with morning sporting events to participate in the clean up

Pool: Pool chair Don McBride reported that the repairs to the pool and pool house are underway. Repairs to the pool house include stripping, painting, and fixing structural problems included in the engineering study.

Some new pool furniture will be purchased to replace broken furniture. Several additional tables and lounges will be purchased.

Pool pass applications will be mailed the end of March. Passes will be issued to residents who are clear of ACC violations (no one can have a second or higher violation notice or be in arrears in paying assessments or trash fines). Pool pass applications will be due by May 1.

A motion was made and approved to purchase community sign boards to notify residents of upcoming community events.

Parking

The board denied a resident appeal for compensation for towing during the snow storm. The board discussed the planned parking box painting, which is expected to help residents see how close they need to park to the curb in order to stay out of the emergency travel lanes in the communities.

Streets and Sidewalks

The Board discussed the February snow storm and the residents' dissatisfaction with the towing. A newsletter article will again remind residents of their responsibility for shoveling in order to keep the proper distance to the curb .

Trip spots within the community will be cataloged so they can be addressed. Rich will provide a map of the community to committee chair Tom Pennington.

The basketball court backboards will be replaced.

Espina Stone will be in the community in June to repair and seal coat the streets, and paint speed bumps, curbs, and parking lines.

Sand will be removed from community streets on or about April 18.

Website

Webmaster Stephen Lubore reported that the Mason & Mason engineering study on the community has been loaded on the website for residents to review.

Next Meeting:

Tuesday, April 10, 2007

The meeting was adjourned at 8:30 PM.