

**PWCA Board of Directors Meeting
Robinson Secondary School — Room 504
Tuesday, May 8, 2007**

Present: Chris Cosgriff, Rich Juchnewicz, Steve Lubore, Don McBride, Tom Pennington, Bob, Richie, Capitol Property Management representatives Karen Conroy and Jeff Lawrence, two homeowners

Absent: Kathleen Marvaso

Call to Order: The meeting was called to order at 7:11 PM at Robinson Secondary School.

Approval of Minutes: The April meeting minutes were unanimously approved.

Open Floor: The floor was open. Resident made note of towing issue where car was towed very quickly. Second resident brought up issue with dog. Rich stated that the owner of the dog has been charged for not having proof of rabies vaccination and will be charged for having the dog off the lease. The Board will present letter to the owner about rules for owning a dog in the community. Second neighbor stated that the dog has chased other kids coming home from school. Capital Management stated that they have contact our lawyer and have taken the necessary steps to help with the issue. Representatives of the American Chestnut Society came to explain their program and details on the tree they found growing in Kings Park West. Chris moved to allow group to study tree. Approved unanimously.

President's Report: President Rich Juchnewicz discussed parking issues and email about dog litter. President Rich Juchnewicz requested a meeting with Espina Stone about paving. Also discussed cleanup.

Treasurer's Report: Capital Representative provided Financial Report. Chris Cosgriff made motion to set collection policy at \$700 in past fees to go to lawyer. Capital stated that they will send a copy of a draft Resolution for us to review. Don McBride brought up the mystery credits and debits. Capital said it would book again. Need to check into line check to Lifestyles. Discussed audits again. Capital said it was tied up with Bank statements. Brought up negative account receivables. Capital explained the concept of 'Bill ups' to handle prepaids. Capital will send out detailed audit. Capital will look into water bill issue.

Architectural Control Committee: No report.

Communications Committee: No report.

Environment Committee Report: President Rich Juchnewicz moved to approve Professional grounds proposal. Board approved. Capital will contact HLS for Grounds Maintenance for various tasks. Don McBride brought up erosion control in the rear of several of homes. Instead of fixing one property at a time, we should fix the entire community.

Pool Committee Report: Don McBride asked Capital to buy pool furniture.

Streets and Sidewalks Committee Report: No report.

Unfinished Business: Complaints that people are not getting responses to calls and e-mails to Capitol. Capitol said that call logs and tasks lists are used to maintain priorities.

New Business: No new business.

The meeting was adjourned at 9:30pm.