

**Park West Community Association Annual Meeting**  
**Thursday, November 19, 2009**  
**Robinson Secondary School – Recital Hall**

**Present:** Joanne Biagi, Rich Juchnewicz, Stephen Lubore, Kathleen Marvaso, Don McBride, Joan Murphy and Karen Conroy, Capitol Property Management representative.

**Absent:** Bob Ritchie

**Residents Attending:** 27 lots were represented in person or by proxy. It was established that a quorum was present and the meeting was called to order by Rich Juchnewicz at 8:05 PM.

**Approval of Minutes:** Minutes of the 2008 annual meeting were approved as written.

**President's Report:** Rich Juchnewicz described the state of the community. He addressed the financial status as doing well. We did not incur any great expenses in 2009 and the reserve account is healthy. Although many expenses have increased the board voted not to raise the quarterly dues.

Rich stated that the Realtors like our community because it has been maintained throughout the years. The parking on Roberts Rd was brought up as a problem. The board will look into possible options to alleviate the congestion.

Rich encouraged more members to join the Board and serve on the various committees.

**Treasurer's Report:** Steve Lubore reported that the Association is doing well financially. He reiterated the fact that expenses are increasing. Examples of increases are the water and electricity bills, insurance rates and the pool company contract. The trash contract has been locked in for three years. Steve projects that we will spend \$5,000. for tree removal in the coming year.

**Board Nominations:** There were three (3) positions open for re-election on the Board, each for a three (3) year term. The following candidates were presented by the Nominating Committee Chair, Richard Juchnewicz: Rich Juchnewicz, Donald McBride, and Robert Ritchie. An additional candidate, Tammy Jackson, was presented.

**Election:** The first vote resulted in a tie and a second vote was taken. Results of the second vote elected Rich Juchnewicz, Donald McBride, and Robert Ritchie. In Addition, Tammy Jackson was appointed to the Board for a one-year term.

**Committee Reports:** General questions concerning committee activities were answered by the Board members in attendance.

**Old Business:** Steve motioned to accept two Blade Runner's proposals to improve common areas. Rich second the motion and it was unanimously approved.

**New Business:** The members in attendance applauded the Board's hard work.

The meeting adjourned at 9:40 PM.