

**PWCA Board of Directors Meeting
PWCA Robinson Secondary School – Room 504
Tuesday, September 8, 2009**

Present: Joanne Biagi, Steve Lubore, Don McBride, Joan Murphy, Bob Ritchie and Capitol Property Management representative, Karen Conroy.

Absent: Rich Juchnewicz, Kathleen Marvaso.

Call to Order: The meeting was called to order at 7:05 P.M.

Approval of Minutes: August Board Meeting minutes were approved.

President's Report: No report.

Treasurer's Report: Steve Lubore gave a Treasurer's Report. The Board discussed the October budget meeting and 2010 expenses.

Architectural Control Committee: Don McBride explained the need for a resident on Treasure Court to have a Storage Pod parked outside his house. The Board approved the request not to exceed two weeks.

Communications and Website Committee: Steve urged the Board and residents to let him know if they want anything new on the website. Any articles for the newsletter should be submitted to Kathleen.

Environmental Committee: No report.

Parking Committee: The board discussed the work to be done by Fairfax Excavating that would require the removal of cars for certain areas. The concrete repair areas are identified by blue marks. While the work is being done cars are allowed to park at the pool. Notice to residents will be sent out in a flyer and posted on the web.

Pool: The pool closed Labor Day weekend as scheduled. The Board approved purchasing a regular size refrigerator in the spring for the pool house. Expense would come out of reserve.

Joan presented two estimates for upgrading the pool furniture. The Board discussed restrapping existing chairs vs. buying new ones. In addition, Don McBride suggested that we add three (3) more tables with chairs, umbrellas, and bases. A motion was made to purchase new furniture not to exceed \$12,000. The motion was seconded and it was unanimously approved. Storage and delivery was discussed. It was suggested that the current pool furniture could be offered to residents at a reasonable price or sold at a garage sale.

Karen Conroy was asked to get estimates for improving portions of the concrete pool deck.

Streets and Sidewalks Committee: Trip hazards in the community have been marked for repair.

Old Business: Trip hazards created by raised water meter housings have been identified and communicated to Fairfax Water for removal.

The Board discussed the grounds maintenance contract, options and snow removal contract. Karen will compare last year's contract with current rates. The Board approved adding mulch to the tot lot as an option. Steve checked off the approved options and signed the contract.

Karen presented two (2) Blade Runner proposals for erosion repairs that were approved by the Board. Karen was asked to obtain an additional estimate from Blade Runners for repairs to areas near Gainsborough Drive and a list of common areas that need fixing.

New Business: The need for obtaining an Association debit card for Internet and small purchases discussed. Steve Lubore agreed to obtain cards for the PNC Bank account.

Adjournment: Meeting was adjourned at 9:10 PM.