

**PARK WEST COMMUNITY ASSOCIATION  
ANNUAL MEETING  
Robinson Secondary School – Davala Hall  
Thursday, November 17, 2011**

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

**Absent:** Tammi Jackson-Griffin, Debbie Kirvan, Curtis McGiffin, and Bob Ritchie.

**Residents Attending:** 29 lots were represented in person or by proxy. It was established that a quorum was present and the meeting was called to order at 8:00 P.M.

**Approval of Minutes:** Minutes of the 2010 annual meeting were approved as written.

**President's Report:** The President, Rich Juchnewicz, introduced the Board members, their current positions and the candidates that have been nominated.

Rich described the state of the community. He spoke about the association's finances and improvements that have been made. Rich commented on how new residents compliment the trees and the grounds. He talked about the effort involved to maintain the landscaping. Rich discussed the good relationship that we have with our contractors.

He described parking as always being an issue in the community. He advised that a parking committee headed by Joe Underwood is looking into a permit parking system to be enacted after the holidays. He talked about ideas for the permit parking system explaining that they have not been finalized and are subject to further discussion of the Board. Another issue discussed was the mess left by dogs in the community and Rich advised that the Board is looking into "dog poo stations." Residents in attendance expressed their views on both issues.

Rich talked about the basketball backboards which were shattered and replaced twice. Since the tot lot and basketball court closes at dark, residents should call the police if they see anyone in that area after closing.

**Treasurer's Report:** Treasurer, Steve Lubore, reported that the association is doing well financially. He talked about expenses and the reserve fund. He advised that the yearly budget meeting was held in October and the 2012 budget is posted on the web site. He discussed increases in costs, predictable expenses, and reasons for raising the quarterly dues by \$5.00.

**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, Joanne Biagi, Steve Lubore, and Joan Murphy. There were three (3) nominations from the floor, Art Gile, Nora Linderman, and Joe Underwood. Each introduced themselves and spoke of their qualifications.

**Election:** The votes were counted and Joanne Biagi, Steve Lubore, and Joan Murphy were elected. Rich discussed the need for more committee members and encouraged everyone to take an active role in their community.

**Committee Reports:**

**Architectural Committee:** Rich spoke about maintaining the standards of the community. He described the spring inspection process, the violation notice, and the importance of responding to Capital Property Management.

**Communications and Website Committee:** Steve Lubore talked about the website. He maintains the website, picks the music, and posts the announcements. He advised that Angie's List is posted on the website. A resident inquired about revising a list of students who will shovel snow and do odd jobs.

**Parking Committee:** Joe Underwood spoke about the parking situation in the community and reiterated the need for parking permits. He detailed the proposed process and responded to questions. The Board of Directors unanimously approved the PWCA Community Parking Permit Program.

**Adjournment:** The meeting was adjourned at 10:20 P.M.