

PARK WEST COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
PWCA POOL
Tuesday, July 9, 2013

Present: Arthur Gile, T J Hanton, Steve Lubore, Curtis McGiffin, Joan Murphy, Joe Underwood, representatives from Davey Landscaping and four residents.

Absent: Joanne Biagi, Tammi Jackson-Griffin, Rich Juchnewicz, and Rose Bailey.

Hearing for Parking Violation: The hearing was called to order at 6:30 P.M. Joe introduced the attendees and explained the process. He advised them that after the hearing, the Board would deliberate in an Executive session. They would receive a phone call the next day followed by a letter within seven (7) days advising them of the Board's decision.

In attendance for the hearing were the property managers for the unit and the resident who duplicated a guest parking pass. The Board listened to their explanations.

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

Approval of Minutes: Curtis motioned that the June, 2013 minutes be approved. Joe seconded the motion and the Board agreed.

Open forum: A new resident on Gainsborough Drive introduced herself. She asked about a tree on the community property that is touching her house. Curt suggested adding that tree to the list of trees to be trimmed in the future.

Curtis introduced Sean McGuire, Branch Manager for Davey Commercial Grounds Management who attended the Board meeting to talk about the issues and complaints since PWCA accepted their proposal for landscaping service. Sean explained that there is always a learning curve associated with a new contract and they are trying to work thru the complaints and challenges to meet our expectations. The Board discussed complaints about trash not picked up during mowing and inconsistent edging and trimming. Joe agreed there is a learning curve. However, he stated that after week four, the grounds should have looked better and we have been paying for sub-standard service. The Davey Branch Manager responded that picking trash is basic landscaping and should be automatic. He talked about having a labor issue and dealing with the rain this season. He offered to compensate the community with service. Many suggestions followed and Curtis agreed to discuss this with him after further consideration. Davey agreed to come back and check on the complaints.

A resident talked about the inconsistent service and inquired about their mowing. He suggested explaining the property lines to the workers.

President's Report: No report.

Treasurer's Report: Steve discussed the accounts and where expenses should be charged.

Architectural Control Committee: No report.

Communications and Website Committee: Curtis advised that the next newsletter would be published in September and he will need any articles by August 15.

Steve advised that he has updated the old website.

Pool: Joan discussed the upcoming events planned for the pool.

Streets and Sidewalks Committee: Art advised that the Gainsborough Drive entrance has been repaired and the trail patching and resurfacing has been postponed due to the rainy weather.

The Board discussed an email received regarding a parking space that gets flooded. Art agreed to check on the situation and make a recommendation.

Environmental Committee: The Board discussed the complaints about the trash service. Steve agreed to notify Capital Property Management to contact American Disposal Service.

Parking Committee: Joe reported on a busy month for parking passes. He expressed concern about outdated parking passes and asked that if anyone noticed their neighbor's parking permit date expiring to remind them to notify their landlord.

The "visitor" spaces were again discussed. The Board agreed there will be a parking committee meeting. Residents from Malone and Gainsborough will be invited to discuss what to do with the spaces marked for visitors. Steve asked that non-resident owners be invited.

Old Business: Complaints about trash were discussed as an ongoing problem. Curtis proposed hiring a part time person to clean the neighborhood which would require an assessment. Other options were discussed also. The Board agreed to have this on the agenda for the annual meeting in November.

New Business: The Board discussed identifying drainage projects. There are jammed drains that need to be cleared out. Curtis agreed to call Capital Property Management to have them fixed. Kenny Robinson reported that there is an area between Gainsborough Drive and Malone Court that stays muddy for days. The Board agreed to add this area to the list.

Curtis reported on a storm drain that is in need of repair on Carriagepark Court. The Board authorized the repair of the drain which is on community property.

Curtis asked about replacing or improving the mailboxes. The Board discussed replacing the current mailboxes with a more attractive model. Susan Underwood volunteered to inquire as to who owns the mailboxes and how they can be replaced. The street signs in the community were also discussed. Art offered to obtain estimates on new street signs and posts.

Executive Session: The Board entered into executive session at 9:35 P.M.

The Board discussed the parking violation hearing and assessed the following sanctions to be placed against the residence:

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- (1) Suspension of all residential parking privileges for sixty (60) days, all of which is presently deferred so long as there are no similar violations committed by the residence within the next twenty-four (24) months; any further, similar violations by the residence will result in the suspension of all parking privileges for sixty (60) days without further proceedings.
- (2) Suspension of all guest parking privileges for a period of sixty (60) days, thirty (30) days of which is presently deferred, so long as there are no similar violations committed by the residence within the next twenty-four (24) months. The remaining thirty (30) day suspension of guest parking privileges will start on August 1, 2013. The guest parking permit shall be surrendered to either the PWCA President or the Parking Chairman no later than August 1, 2013. Failure to do so will result in a \$10.00 per day assessment.
- (3) A charge of \$50.00 is assessed.

Joe agreed to call the owners with the Board's results tomorrow and follow up with a certified letter within the seven-day response period.

The executive session was adjourned at 9:45 P.M.

Adjournment: The July Meeting was adjourned at 9:51 P.M.