

PARK WEST COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING Robinson Secondary School – Cafeteria Tuesday, May 14, 2013

Present: Arthur Gile, T.J. Hanton, Rich Juchnewicz, Steve Lubore, Curtis McGiffin, Joan Murphy, Joe Underwood, and six residents.

Absent: Joanne Biagi, Tammi Jackson-Griffith and Rose Bailey, Capitol Property Management representative.

Call to Order: The meeting was called to order at 7:09 P.M.

Approval of Minutes: Rich motioned that the April, 2013 minutes be approved as amended. Joe seconded the motion and the Board agreed.

President's Report: No report.

Treasurer's Report: Steve talked about the Association's financial status and investments. He reported that the association is doing well financially. There are, however, unpaid resident accounts that are longstanding.

Open forum for Homeowner time: Mike Essig reported that "bike to school day" was postponed due to rain. The new date is June 12th.

The spring inspection and architectural violations were discussed. The letter notifying owners of their violation was questioned because it refers to residents possibly losing their community privileges i.e. parking and pool. Rich explained the process and assured residents that parking privileges would not be revoked for an architectural violation while he was on the Board.

An owner from Treasure Court addressed the Board regarding her spring violations. Although the violations have been corrected, she did not appreciate the tone of the letter.

A resident followed up on the erosion issue on Malone Court. Curt explained that the Board has approved a proposal that is a reasonable and efficient means of moving the water away. Work should start in a couple of weeks.

A wind chime violation was discussed and the violation was removed.

Architectural Control Committee: No Report

Communications and Website Committee: T.J. reported on the status of the new website. He advised that music will not be on the website.

Susan Underwood suggested that the parking rules and regulations be posted on the website. Presently the rules and regulations for parking are in the resolution section and people don't know to look there. Susan also recommended that the website include information for workers/contractors who are doing work in the neighborhood and need temporary passes.

Curt spoke about the newsletter. Based on the new publication schedule he did not have a date for submitting the articles.

Pool: Joan discussed the completion of the new fence and submitted a proposal for repairs to the pool house. The repairs are for roof maintenance, replacing rotted areas on siding and gutters, and painting. Steve motioned that we accept the proposal not to exceed \$1600. Curt seconded the motion and the Board agreed unanimously.

A resident questioned the cost of the fence. Rich explained how the old fence posts were rusted and needed replaced. Steve explained that repairs are done every year on the roads and sidewalks and that we have funds in reserve to make these repairs.

Joan advised that pool passes were being delivered this week.

Streets and Sidewalks Committee: Art reported that all stops signs have been fixed.

Environmental Committee: Curt reported on the spring clean-up day. Only four people volunteered for the community clean-up.

The trash issue was discussed. Curt advised that he would post a reminder on the message boards that cardboard boxes would only be picked up on Tuesday.

Joe reported that he complained to the trash service about trash cans thrown and trash dropped in the streets.

Parking Committee: Joe announced that another counterfeit pass was discovered.

Old Business: The Board discussed the LED bulb replacement. Rose is looking into getting bids for replacing the current receptacles which may require different bulbs. Also, Steve has not received copies of the electric bills for comparison. Therefore, this issue was tabled until the June Board meeting.

The designated “visitor” parking spaces in the community was discussed. There have been many complaints from residents that these spaces are being used for resident parking. After listening to all the suggestions, the Board agreed that the resolution should be fair to everyone. Joe proposed that a special meeting with the community and the parking committee be held. The results and recommendations would be brought back to the Board.

The Board discussed the proposal for the black path from the pool to the tot lot. Pro-Pave proposed to replace sections between the pool and the bridge and apply a sealer to that area. They will resurface the area between the bridge and the tot lot. Art motioned to accept Pro-Pave’s proposal not to exceed \$10,500. Joe seconded the motion and the Board agreed.

New Business: None.

Adjournment: The meeting was adjourned at 8:30 P.M.