

Minutes of PWCA Board Meeting
Monday, January 22, 2001

Meeting called to order at 7:10pm at Jim McHugh's house

Attendees:	Jim McHugh, President	Don McBride, Architectural
	Elise Converse, Treasurer	Joanne Biagi, Secretary
	Rich Juchnewicz	David Bremer (guest – Accountant)
	Paul Downey, Environmental	Kristen Cigler (guest)

Not in attendance: Pam Switzer (Pool)
Boris Jukic, Vice President

Guest Speaker:

Elise had questions for Mr. Bremer regarding audit report. He explained deferred assessments and reason why we shouldn't accumulate it. IRS will be checking this regarding taxable income.

Approval of Minutes:

Motion to approve minutes from October 2000 meeting by Jim, seconded by Elise; motion carried.

Motion to approve minutes from 2000 Annual meeting by Jim, seconded by Don; motion carried.

President's Report:

Jim thanked Paul for the tot lot, Susan for the sidewalk repairs and Don for a great job on architectural. Year 2000 was a great year.

Year 2001 has 4 challenges:

1. cold tar sealer
2. trash situation is bad
3. a community clean-up day in early spring with each section doing their own clean-up
4. more community activities – at least 2.

Treasurer's Report:

The legal bills seem to be confusing. The November bill was large and then reversed in December. Elise is questioning some fees and will check on this.

New cell phone should come out of ACC.

Adjust budget for coupon books.

Unfinished Business:

Discussion regarding contract renewal with Armstrong Management. They seem to be responding better. Should we continue or go to full management service? Discussion regarding justification of the large fee for this. Don motioned to accept Armstrong contract, Paul seconded; motion carried.

Architectural Committee:

Contract with ACC tabled.

Motion by Don to table acceptance of contract, seconded by Jim; motion carried.

Some houses penalty fees have been suspended because of weather if they contacted ACC. Fees prior to suspension are still accountable.

Communications:

Hits on website are down. Don volunteered to keep current information on website i.e.: pool parties, information regarding neighborhood, etc...

Environmental Committee:

Gibmore first snow removal – we had a lot of ice and sand did not help too much. Second snow removal was excellent.

Copy of trash removal contract expires in January 2002. Truck #59 should not be allowed in neighborhood. Jim made a motion to send certified letter to AAA regarding speeding and poor trash pick-up, Paul seconded; motion carried.

Trash cans were discussed at annual meeting in November. Bylaws say trash must be in covered containers. Don made a motion to send out notices reminding homeowners of by laws regarding trash containers and strongly suggesting using trash cans instead of bags and requesting a response to the Board on this issue, seconded by Jim; motion carried.

Parking:

Continued parking violations.

Responding to letter from homeowner requesting reimbursement of towing because of parking violation after his brother died. Motion by Jim to deny plea for reimbursement, seconded by Don; 3 ayes, 2 nays; motion carried.

Pool:

Contract with Atlantic Pool - \$25,600. Motion by Jim to approve contract, seconded by Paul; motion carried.

Streets and Sidewalks:

Tabled.

New Business:

Motion by Jim to have Kristen Cigler fill Board member's spot vacated by Nancy Reynolds, seconded by Paul; motion carried.

Jim nominated himself to continue as President, Paul seconded; motion carried.

Rich nominated himself for Vice President, Jim seconded; motion carried.

Jim nominated Elise for Treasurer, Don seconded; motion carried.

Joanne nominated herself for Secretary, Jim seconded; motion carried.

Jim appointed the following Committee Chairs:

Architectural – Rich
Communications and Website – Don
Environmental – Kevin Berry
Parking – Jim
Pool – Renata McHugh
Streets and Sidewalks – Don
Neighborhood Watch – Paul
Welcoming – Kristen

Paul motioned to adjourn the meeting at 10:00pm, Jim seconded; motion carried.

Next meeting will be on Monday, February 26th at 7:30pm at Joanne Biagi's house – 4766 Gainsborough Drive.