

# Minutes of the PWCA Board Meeting

## Wednesday, July 10, 2002

### Koger Management Group Conference Room

The meeting was called to order at 6:44 PM.

In attendance were:

Jim McHugh – President  
Paul Downey - Vice President  
George Burgee – Treasurer

Kristen Cigler  
Rich Juchnewicz  
Heather Villavicencio

Renata McHugh-Pool Chair

Absent were: Joanne Biagi, Don McBride, and Elise Converse - Secretary

Jim motioned that the June Minutes be formally approved as written; the motion was seconded by Heather and passed unanimously.

#### **Pool Committee:**

Pool Committee Chair, Renata McHugh, reviewed the pool party from the 4<sup>th</sup> of July. Renata thanked all the people who volunteered and helped make the pool party as successful as it was. She mentioned that there were about 140 people in attendance; there were about 30 to 40 guests (non-residents). The cost of the party came to about \$900. Renata pointed out the unwritten policy of allowing guest in for free was starting to be abused. There was a discussion between The Board about a possible solution to help ease the cost of the party with the addition of more guests. **Jim made a motion to charge \$5.00 per guest at the pool party. Rich seconded it, all approved; Kristen abstained.**

Renata mentioned that she would check the pool lights at different times to make sure that have been repaired. She said that she would report back to the Board on their status.

The next issue was the storage of the pool cover; Rich said that he would look for a storage container for the cover.

Then there was a discussion on the candy vending machine and its status. Renata said that she spoke with the gentleman that fills the machine and he said that it does not generate enough business for him to replace it. He said that he could try and fix it himself but could not guarantee it working. After much discussion, **Paul motioned that the candy vending machine be removed since it is constantly breaking down and the chocolate always melts. Heather seconded and the motion passed unanimously.**

The Board reviewed a request from a resident to allow water projectile devices to be used at the pool. Out of concern for the safety of the pool guests, **Rich made a motion to reaffirm the rule that water projectiles are not allowed. Jim seconded the motion and the motion passed unanimously.**

Renata spoke about what pieces of furniture around the pool need to be replaced. She said that she would work on getting prices for replacing: tables, umbrellas, umbrella stands, chairs, and restrapping lounge chairs.

Finally, Jim thanked Renata for her work on the pool party and also, thanked everyone who helped out.

### **Treasurer's Report:**

George mentioned that payment of a bill to Dominion Virginia Power for \$393 was made in error. He said that he contacted Koger and it would be corrected. Also, he mentioned that recent charges for the phone down at the pool was not out of the ordinary. He said that he would continue to monitor it throughout the summer.

**Jim made a motion to move \$50,000.00 into a one year CD at 2.3%. Heather seconded the motion, and it passed unanimously.**

### **Environmental:**

Nothing to report from the committee chair.

Rich asked to see if Howell (Koger Management) could check with Professional Grounds to see if they could cut the grass a little higher during the hot and dry summer months.

Also, The Board decided to send a letter to the homeowner who had Apartment Movers drive over the curb and down the gas line. The letter will mention that no vehicles are allowed on community property and if there were any damage done they would be responsible for the repair.

### **Architectural Committee:**

Rich mentioned that he had finished the inspections and he will meet with Howell about sending out letters. Rich also said that he would do another inspection at the end of the summer. Jim thanked Rich for getting the architectural inspections completed.

### **Communications:**

Heather said that for the next newsletter she would need any article by Sept. 10<sup>th</sup>.

### **Community Watch:**

The Board discussed the Community Watch program and the lack of community participation. **Jim made a motion to dissolve the Community Watch program. Rich seconded the motion, it passed unanimously.**

### **Streets and Sidewalks:**

There was discussion about the speed bumps. The discussion was about possibly removing some and even widening some. **Jim made a motion to keep all the existing speed bumps and increasing three of them (one at each entrance and 1 on Malone Court) to 4 inches high and 48 inches. Kristen seconded the motion, all were in favor. Paul was opposed.**

Jim said that he would call or send Howell an e-mail about getting more estimates for the sidewalk repair.

### **Parking:**

Mr. Woodfine had sent a letter to The Board about the abusing of the visitor parking space. The Board discussed this issue at great length both at the June Board meeting and during the July meeting. The Board found no fair and easily enforceable way to modify the current parking restrictions to address his particular concern. The Board thanked Mr. Woodfine for his interest in the community.

### **Web Site:**

Jim said the site has steadily increased in hits over the last several months.

### **Welcoming Committee:**

Kristen said that she was having a hard time finding out who was moving in to the neighborhood as well as having additional homeowners participate on the committee. **Jim motioned to have the Welcoming Committee dissolved. Heather seconded the motion, it passed unanimously.**

Jim wanted to find out if the resale packets were going out to the sold houses in the community. He said that he would contact Howell and have a list of recently requested resale packets included in the management reports.

### **Unfinished Business:**

The entrance sign was tabled until the next meeting.

### **New Business:**

**Jim motioned to have a letter sent to non-resident homeowners about the zoning laws on how many unrelated people can live in the same house. It passed unanimously.**

Jim discussed the status of who was up for election this year and who would run. The Board members who are up are Joanne, Jim and Elise. Jim has said that he would not run for re-election because he cannot put in the time and effort he feels is required of a BOD.

There was a discussion about the solicitors in the neighborhood. Jim found out that the “No Soliciting” signs that are in the community are for preventing people from knocking on your door, but doesn’t prevent people from handing out flyers. Jim stated that many times the flyers end up all over the neighborhood, making the community look trashy. **Jim made a motion to have the lawyers write up a letter that informs businesses requesting they stop delivering flyers in our community. Rich seconded the motion. Heather and George abstained and Paul and Kristen opposed. The motion did not pass.**

**George then made a motion that modified Jim’s motion on the flyers. George’s addition stated that the board would also be confined by the same rule preventing handouts. Jim seconded the motion. Rich, Jim and George voted for, Paul, Heather and Kristen voted against. The motion did not pass.**

### **Announcements:**

Jim read an apology letter from Don regarding his actions at last months meeting.

Jim then made an announcement about the commitment of some the board members. He stated that there are several BODs that come to meetings on an irregular basis, unprepared for discussions concerning agenda items and offering no new ideas on how to make the community a better place to live. He asked all BOD members to evaluate their own situations and whether or not they had the commitment to the community. He stated that if those uncommitted members didn’t change and help out the committed BODs he would work to get as many proxies as possible for the Annual Meeting to have them voted off the Board of Directors.

### **Adjournment:**

Jim made a motion to adjourn the meeting at 8:55 PM; it was seconded by Kristen, and passed unanimously.

Special Budget Meeting (Executive Session) – Thursday, August 8 @ 7:00 P.M. - Koger Management Offices

Next Regular BOD Meeting – Thursday September 12 @ 7:00 P.M. at Robinson Secondary School - Recital Room