

**PWCA**  
**Board of Directors Meeting**  
**Tuesday, February 11, 2003**  
**Robinson Secondary School, Room 508**

The meeting was called to order at 7:19pm.

**In attendance were:**

Rich Juchnewicz-President	Susan Diamantes
Kristen Cigler-Vice President	Stephen Lubore
Heather Villavicencio-Secretary	Brigette Peterson
George Burgee – Treasurer	

**Absent:** Don McBride

**Also in attendance:**

Howell Thomas, Koger Management Company  
1 Homeowner

**Old Business:**

Kristen motioned to approve January 2003 minutes. Susan seconded it and the vote was unanimous to accept minutes as written.

**ACC**

Homeowner was present to discuss ACC violations and to address the BOD about a timeline for repairs to take place. The agreed upon date between the homeowner and the BOD is April 1, 2003 to have repairs made.

Kristen motioned to suspend accrual of future fines from the date the homeowner contacted the ACC chair until April 1, 2003. Susan seconded it and the vote was unanimous.

**Environmental**

Rich motioned to change a trash violation to a warning from a fine letter because the tenants were new and had not had a warning yet. Rich verified the move-in date. Steve seconded the motion; Kristen, Rich, Steve, Susan, Heather and Bridgette voted aye. George abstained.

**Treasurer's Report**

George questioned why our association had not received a credit for the for the BFI double billing from several months ago. Howell said he would look into it. There was also a question about some pool supplies for \$1045.

George recommended putting \$100,000 in CDs or a ladder fund in next four years. Susan suggested looking into Community Bank for CDs—they offer a no pre-penalty fee. George is going to call Merrill Lynch about laddering CDs.

**Pool**

Steve gathered some information about pool rules. Discussion followed about age clarification—age limit to come alone to the pool this summer will be 12. Anyone 11 and under will have to bring a chaperone at least 16 years of age.

**Communication**

Steve brought Susan examples of Job Squad ads. She accepted them and a short discussion followed about the upcoming newsletter.

**Streets and Sidewalks**

Speed bumps repairs and installation are scheduled for April.

Discussion about replacement of sidewalks followed. There were many areas that are now muddy. Question about whether contractor should have reseeded areas. There was a suggestion about reseeding the areas on Clean-Up Day in April. We would need volunteers from the community to help with the seeding.

Entrance light is still out at Braddock Road entrance. Howell is on the case and working with Kolb Electric to figure out what the problem is.

**Parking**

George said it was an interesting month. Steve motioned to change the wording in the towing policy. The amendment will include the deletion of 24-inch notation criteria to tow a car. The wording is now just if the car is not on a concrete gutter. This amendment is effective as of April 1, 2003. There should no longer be confusion about the distance people can park from the curb. Susan seconded it and the vote was unanimous.

**Website**

Jim McHugh provided statistics.

**Unfinished Business**

None

**New Business**

Steve motioned to change the trash rule to allow bags out after 10pm instead of after 12:01am. There was no second.

On the issue of snow shoveling, community residents are encouraged to shovel community walks especially areas near bus stops.

Professional Grounds needs approval for playground enhancement bid. Several Board members had some questions, so Howell is going to get more information before the bid can be approved.

Kristen motioned to adjourn the meeting at 9:06pm, Susan seconded the motion and the vote was unanimous.