

Park West Community Association Board Meeting
PWCA Pool
Tuesday, July 11, 2006

Present: Don McBride, Chris Cosgriff, Rich Juchnewicz, Stephen Lubore, Bob Ritchie, Carolyn Toohey (Capitol).

Absent: Kathleen Marvaso, Tom Pennington

Guests: Jeff Clarke; Mike Namvar

The meeting was called to order at 7:05 pm. The May and June meeting minutes were approved.

Homeowner Request: The Board clarified for a homeowner the action required to be taken to remedy several architectural violations reported to him on a second notice. He was given 30 days to make the required repairs and he agreed to do so.

President's Report: None.

Treasurer's Report: Steve Lubore reported that PWCA expenditures to date are on target with the Budget except that the reserve allocation will not be met due to the money spent from reserves to repair the swimming pool. However, no funds have been withdrawn from the Reserve account at Merrill Lynch. Steve requested that Capitol confirm the allocation of reserve expenses to the proper sub accounts.

Architectural Control Committee: ACC Chairman Chris Cosgriff reported that four applications were received and approved. Another application was returned for revision. Four violation notices were sent to home owners.

Environmental Committee: Bob Ritchie requested that the Board consider placing Trash Regulation signs at the normal refuse collection locations in the community. The Board asked Capitol to estimate the number and cost of these signs before approval. Bob noted that recent storms had downed some trees and broken limbs off of others. Capitol was asked to make arrangements to remove the fallen trees and limbs from the common areas

Parking Committee: Rich Juchnewicz reported that three vehicles had been towed from the community for violating the PWCA Parking Regulations. At the request of the Parking Committee, an inoperable red pickup truck was removed by its owner from Malone Court.

Pool Committee: Don McBride reported that the July 4th Pool Party was a success in spite of the rain that afternoon.

Streets and Sidewalks Committee: After reviewing three competitive bids, the Board approved issuance of a contract to Espina Stone to repair cracks and seal coat the community streets and adjacent parking areas, Espina will also repaint yellow curbs, speed bumps, and stop bars.

Communications Committee: No report.

Website Committee: Webmaster Stephen Lubore reported on updates to the community website, including an announcement of the Annual Meeting to be held on September 20, 2006. He added a link on the website to Angie's List, a resource for residents to locate home repair contractors used and rated by others in the Washington, DC area.

Management Report: Carolyn reviewed the Management Agent Action List. After review of three bids and on Capitol's advice, the Board resolved to have Capitol issue a contract to Mason & Mason to perform a Reserve Study.

New Business: The PWCA President appointed Jeff Clarke to one of the two open positions on the Board.

The meeting was adjourned at 8:37 PM.