

Parkway Towers Condominium Association
Homeowners Meeting April 28, 2009
Secretary/Recorder: Henry Meadows (for David Auten)

Record of Proceedings

Call to Order and Roll Call

- Call to order at 6:35 pm, April 28, 2009, by Scott Dube
- Directors Present: Scott Dube, President, Roger Radke, Vice President, Ruth Williams, Treasurer, Tim Campion, At Large, Henry Meadows, At Large,
- Directors Absent: David Auten, Secretary
- Members Present:

Debbie Hamon – 906	Pat Kulp – 1203	Kathy & Arleta Benham – 1008
John Thomas – 1407	Paul Giroux – 1504	Frances Sullivan – 502
Homer Gallan, Jr.	Mimi Pechon – 808	Melvin Norton – 1408

Homeowners Forum

Homer – problem with Weststar Mgt – February payment late. March payment made early. Would like a refund of one set of late fees. Board will meet and discuss. Scott suggested the Automated payment.

Mimi - question about using DirecTV instead of Comcast. Still investigating.

Richard – 903 – received a noticed dated 23APR regarding parking space. Notice said that was sent notice on 3APR. Claim Tenant nor Homeowner did not receive notice. Storage was there 18 mos and had not received any notice previously. Ask for Fine to not be assessed; Why didn't someone call homeowner or tenant.

Melvin – Directory in the lobby is the current list of the residents in the building. Question about the status of those who are delinquent. There is no one living in the building who has not been contacted in one legal manner or another.

Homer – in basement, stuff dripping on the car. We have plans from an engineering firm and bids from 3 contractors to address the situation.

John – question about assessment for the parking deck repairs.

Acceptance of Previous Meeting Minutes

One correction – Ruth listed as Member at Large, but should be as Treasurer

Move: Ruth / 2nd Roger - Approved

Acceptance of Previous Financials

Question about the telephone costs for March.

Move: Scott / 2nd Henry – Approved pending audit

Unfinished Business

Action items:

- Sprinklers turned on Friday.
- Pest Control went into affected units for 2nd inspection on 22 April. Also checked another possible infestation, but all was ok there.
- Cameron is increasing hours to handle the lawn work. His office hours are still the same for access to homeowners.
- Board Vacancy – Kathleen Benham to fill Roger Lucas' position through February 2010. Thank you to all those who apply.
- Bids from the engineering firm – Preliminary low bid was \$203K, high bid was \$435K. Will have a meeting before next month's board meeting to review the bid.
- Elevator carpets – no proposal yet from David. Paul – can't we use one elevator specifically for moves? Move the tabs from the north elevator to south. Ruth to ask Cameron to get/order new tabs.
- Pots for out front – Roger to follow-up. Debbie suggested Dardano's.

New Business

- Pool opening – need to get in compliance with the Virginia Graeme Baker act for pool safety. Bids out, but need a new company. Will look at changing the code for roof access via elevator.
- Copper pipe leak and sanitary link in maintenance room – Move to have Pioneer do the work – Move – Scott / 2nd Ruth / Approved.
- Lawn care – has he been spraying out back? Weeds getting tall around the chain link fence. Roger will follow-up with Cameron on these areas.
- Carlos is coming back to look at leak from the front lawn around electrical. The one that hadn't been completed will be done (less than \$400).
- Question from Melvin about the doors outside the Salon. Francis asked about the door stop near the salon and said that several have almost tripped over it. Ruth to have Cameron paint an area around it.
- Check with David on surface coating for 17th floor.

Adjournment

7:32 pm.

