

BOARD OF DIRECTORS MINUTES

April 29, 2019

PRESENT: Rick Rodgers (RR), Mark Schwartz (MS), Joel Mickelberg (JM), Tina Talansky (TTa), Amy Wert (AW), Paul Luff (PL).

ABSENT: Merle Neulight - Scribe absent

RR: Call Meeting to order at 8:30 AM

I. PRIOR MINUTES

A. **JM: MOTION:** Approve March 20, 2019 minutes as presented. **PL: 2nd**
Approved 5-0.

II. FINANCIAL REVIEW

A. Delinquency Report

a. **AW:** Indicated that the homes at XX and xxx Villa are continuing late payments. Several others, but a new report would be available in a couple days.

B. Treasurers Report

a. **MS:** Money Market Funds are all under \$250K threshold. CD - Operating CD for \$100,000 was renewed for 18months @2.76%. Reserve 28107 was renewed for 12 months @2.25%.

b. **MS:** Review of all accounts and all bills have been paid.

c. **MS:** Review of the capital expenditures through March of 2019 with a net change of \$29,845. Balance as of the end of March remained at \$81,686.

d. **MS:** YTD operating is \$53,000 under budget due to low snow use in the winter.

e. **MS:** New pool furniture due to arrive May 7. TT contract going forward is still up for negotiations. **MS: ACTION:** Will meet with TT to resolve.

III. GUEST FRED HAAS (FH)

RR: requested FH to meet with the Board to discuss Warminster Water Authority and the prior agreements for Phase I and Phase II. Discussion with no action – tabled.

IV. LANDSCAPE AND ARCHITECTURAL

A. **PL:** XX Five Ponds Circle- Approved.

B. **PL:** XX Villa – Approved.

C. **PL:** XXX Clubhouse – Approved.

E. **PL:**XX Five Ponds Circle - Approved.

F. **PL:** XX Five Ponds Circle - Approved.

G. **PL:** XX Villa - Approved.

- H. PL:** XXX Fairway – Approved with items not over 3’ on the street side plantings.**I. AW:** XXX Villa-regarding turf issues and TT quote #9 to do some seeding and repairs. Approved.
- J. PL:** XXX and XXX Fairway-tree issue and quote #6 from TT. Approved.
- K. PL:** XXX Clubhouse issue with dead ferns and washing of the stone wall - TT quote #8 for the ferns. No action on the wall cleaning request.
- L. PL:** Quote #7 from TT on dead bush in the circle on Phase II. Denied. Prior approval by PL on quote #3. **AW: ACTION:** Will follow up with TT on this.
- M. PL:** Quote #1 for replacement of three trees in the area of the pond. Approved with River Birch instead of Maple or White Pine.
- N. PL:** Discussion on voles eating the Junipers on the walls. Requested to get quote on the removal of the Junipers that are dying on the east wall behind Clubhouse Lane.
- O. PL:** Regarding the health of the Plum tree at XXX Clubhouse. TT said it is ok. Board asked to have it removed and quote for replacement.
- P. MS:** Regarding the straightening of the Willow tree at the pond. \$575 as a stand-alone quote. Approved. Need to negotiate better pricing for all these projects at one time. **MS: ACTION:** Will follow up with TT.
- Q. PL:** XX Villa – Q#11 to replace dead tree with River Birch. Approved.
- R. PL:** requested sod to be placed at XXXFairway with the removal of some of the rocks. **AW: ACTION:** Will follow up with TT on this. Dead Crape Myrtle at wall in front of XXX Fairway. Under warranty. **AW: ACTION:** Will follow with TT.

V. Grounds Maintenance Schedule- No open items.

VI. Maintenance Schedule

AW: Added drain replacement for 5 year review in August schedule.

VII. Homeowner’s Log request

A. AW: Review of open issues.

B. Total Turf Log

a. **AW: ACTION:** Will send it over to TT for confirmation of actions.

VIII: Homeowner Insurance Review (COI)

AW: reported that all review was completed and the new process is working. Still getting some duplicates.

IX. CORRESPONDENCE

A. AW: XXX Villa – neighbor’s bushes removed on Cloverly. Request for additional bushes. Tabled for now. TT did seed and place straw on bare areas of Five Ponds side of the fence area.

B. AW: XXX Villa – Bushes rear of property on Cloverly need to be trimmed. AW to follow up on this with TT.

C. AW: XX Villa – landscape weeds in grass prior to weed killer being put down. no action.

- D. AW:** XX Five Ponds Circle – Hawthorne tree issues. Discussion. Board will not replace at this time.
- E. AW:** XX Five Ponds Circle – Crack separation at the concrete and asphalt. To be added to fall crack sealing if needed. Vendor to evaluate.
- F. AW:** XXX Fairway – trash along the creek bed edge. Wants the Board to consider more frequent trash pickup than what is in the contract. **AW: ACTION:** Will talk with TT regarding pricing.
- G. AW:** Drain at XXX Fairway discussed with possible roof drain maintenance to minimize driveway deterioration. TT estimate for project was lowest at \$3,675. Board approved project from Capital account 4-0 (MS had to leave the meeting early). **PL** asked for some clarity on part of the TT quote. On hold pending that discussion. **PL: ACTION:** Will contact Hayden directly.
- H. AW:** Fence work quotes on Delmont Ave. Best pricing from George at Clendaniel Fence for \$9850. **JM: MOTION:** To approve \$9850. TTA: 2nd \$1850 to come from maintenance in operating and \$8000 in Capital for the new gate. Approved 4-0.
- I. AW:** Tree removal on border of property with Erie Insurance. **PL: MOTION:** To approve half of quote provided Sculley signs off on their half of the cost from Powell Tree Service for a total cost of \$785.00. JM: 2nd Approved 3-0. (TTa had to leave for personal reasons). **AW: ACTION:** Will prepare documents for Sculley to approve.
- J. AW:** Franks Lighting estimate on walkway lights for the pond. \$24,600. Too expensive. Tabled.

X. ADDITIONAL OPEN ITEMS

- A. MS:** (Some items reviewed by MS prior to his leaving meeting and noted here) Reminder to change to the drains with the pool opening and the tubing for acid discharge as well.
- B. MS:** Life Fitness had to replace a motor in one of the treadmills.
- C. MS:** Need to get Manion Roofing to figure what to do with the cupola water issue.
- D. MS:** To RR-make sure the sprinkler issue on the perimeter units is addressed.
- E. MS:** Need to make sure the barbecue is fixed and has gas for the upcoming party over Memorial Day. Discussion on need for the unit anymore. Tabled.
- F. MS:** Need to address the asphalt work around the association. Finalize the quotes and make certain the work is done this spring.
- G. MS:** Float in pond to control height of water is not working properly. Will ask Frank to look at the problem and make recommendations.
- H. PL:** Review of social committee changes to the Guidelines. **JM: ACTION:** Will take changes back to the committee.
- I. PL:** Review of the rule change to section 25 of the Landscape Rules regarding the subsequent owner accepting all approved requests for the Unit. Approved with adjustments 3-0. **PL: ACTION:** Will to publish and **JM** to put in Voice.

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X: NEXT MEETING - May 22, 2019 9:00 am

XI: ADJOURNMENT - JM: MOTION: Adjourn **PL: 2nd** 3-0 11:06AM.