

BOARD OF DIRECTORS MINUTES

April 25, 2018

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

ABSENT: Paul Luff (PL)-Vacation, Merle Neulight (Scribe)

RR: Opened the Board of Directors meeting at 9:05 a.m.

I: PRIOR MINUTES

A. **JM: MOTION:** Approve submitted minutes from March 28, 2018. **TT:** 2nd. Approved 4-0.

II. FINANCIAL REVIEW

A. Delinquency Report

- a. **AW:** XXX Villa, Paper work filed at county court.
- b. Board requested that xxxVilla be sent a letter of non-compliance of "proof of insurance rule."

B. Treasurer's Report

- a. **MS:** CPM has switched our checking to Huntington Valley Bank (HVB) which will save us about \$200 yearly. Put \$200K in an HVB CD special rate at 2.25%
- b. **MS:** Cost of the two March snow removals combined \$ 57, 895
- c. **MS:** The vending machine still has issues with "bill changer." We should tell Ellen Jarvis & Bill Cohen to look into obtaining a "new" reconditioned unit.

III: LANDSCAPE/ARCHITECTURAL

- a. **TT:** Asked when the special additional tree pruning will take place? **AW:** We received a special price which will be done during the normal pruning.
- b. **TT:** Something needs to be done with the dead rose bushes and some of the weeping junipers.
- c. **AW:** We should give the work order to be done during the June pruning and not be talked out of it by TT.
- d. **MS:** We need to increase "color" in our landscaping scheme. **MS:** **ACTION:** Will discuss this with TT, but also a third party designer like Gasper's.

IV: MAINTENANCE SCHEDULES

A. Monthly Grounds Maintenance Schedule

- a. **JM:** Sprinkler system not turned on yet.
- b. **MS:** Pond timer needs to be re-set.

V. COMMUNITY CORRESPONDENCE

- A. **AW:** XXX Clubhouse Lane - Rose bush issues and Junipers
 - a. **AW:** Board recommends clean up, pull out, and replace with "color."
- b. **AW: ACTION:** Will respond to resident.

B. AW: XXX Villa- multiple issues and complaints plus derogatory e-mails. Resident requested a meeting with Board. **AW: ACTION:** Will invite to June meeting. AW is to be notified if XXX Villa does not permanently remove the "cages" from lawn after April 26th, as instructed in the April 16th letter. If non-compliant, resident is to be fined.

C. AW: XXVilla - sent picture of neighbors "poop" bucket in the mulch bed. This is a violation in that trash receptacles must be garaged. **AW: ACTION:** Will send a letter.

D. AW: XX Villa - sent pictures of large snow pushed up against their house after the last snow. The Board is planning meeting with the contractor to discuss multiple snow issues. **AW: ACTION:** Will notify resident.

VI. GUEST: Timothy Hagey (TH) - General Manager of Warminster Municipal Authority (WMA).

A. TH: They are continuing to provide softer surface water from North Wales

B. TH: WMA was the first water authority in the area to shut down their wells and go to alternate sourced water.

C. TH: There have been two occasions recently where the water to a specific home needed to shut off from the street/meter in the ground and the wrong house was affected.

1. TH: This meant that one house was paying for the usage of their neighbor and vice a versa. A credit was issued to the one that "over paid" over the years, but the one that under paid was not billed.

2. TH: There is a possibility that this issue could be wide spread. The homes will need to be tested. In about a month, a letter from WMA will be sent to all residents explaining the process and the reason.

VII: SNOW REMOVAL

A. AW: Expressed concern about TT's poor follow up to the residents who reported damage caused from the last storm's snow removal.

a. AW: Examples are multiple calls form XX Villa about the "crushed" drain pipe extension and XX Fairway, a mailbox issue. No follow up to the residents of any kind by TT.

b. AW: ACTION: Will write a letter from the Board to TT to express our concern of lack of follow up.

VIII: OPEN ITEMS/OTHER

A. JM: Received a "thank you" letter from Central Bucks Ambulance Services for our community donation

B. MS: Believes we should raise the cost to rent our Clubhouse Ballroom as it has not changed for 10 years.

a. MS: Explained that the Finance Committee believes it should be raised.

b. Board discussion. Tabled

C. JM: Quote to re-print Community Directory

a. Board discussion. Tabled

D. JM: Presented three quotes for new clubhouse copier that would have color copy capabilities along with Black & White

a. **JM: ACTION:** Will follow up to see if we can obtain better "click" rates from our present Ricoh vendor.

E. JM: Indicated that relatively new Nissan Rouge has been parked and not moved in the center of our clubhouse parking lot. An e-mail was sent to the community about this. The Rouge's inspection sticker will expire on April 30th which will then make it illegally parked in our Clubhouse lot which is against the rules of the community.

AW can then begin a formal towing process. **JM: ACTION:** Will also notify our local police.

F. JM: Pointed out that by rule it is okay to eat in the card room and lounge, but there is a difference from eating a bag of pretzels versus a large salad with onions. Board discussion, tabled.

VII: NEXT MEETING

A. Board Meeting- May 23rd, 2018 at 9:00am.

VIII: ADJOURNMENT-Meeting adjourned at 12:05 pm