

HedgeRow Homeowners Association

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Record of Meeting Minutes

Meeting: Board General Membership Type: Regular Special Emergency Committee (specify) _____
Date: 4/20/05 Time: 7:33 pm to 8:27 pm

Attendees: Debbie Anderson, Ellen Doyle, Jim Mesiti

Absent: Ray Crossan, Dave Durofchalk

Residents: see attached.

Debbie Anderson called meeting to order, stating she would conduct meeting in Ray Crossan's absence.

1. Minutes from 2/23/05 reviewed and Debbie Anderson requested motion to approve; Jim Mesiti made motion which was seconded.

2. **Financial Report:** Debbie Anderson reported the Townhouse Street Fund has been closed. March 31, 2005 balance of Common Fund is \$72,572.35 and Townhouse Fund is \$13,261.82. Two new Money Market Accounts were opened for the Townhouse Reserve and Common Reserve Funds. The \$10,000 CD is due to expire shortly, appropriate yielding investment strategies are being explored.

3. Committee Reports

a) **Architectural** : no activity.

b) **Finance**: no activity.

c) **Bylaws**: no activity

d) **Maintenance**: Jim Mesiti reports **pool room** is being renovated to enhance organization. Non-skid tiles will be placed in the bathrooms; the hallway carpeting will be replaced with a non-skid surface.

Pool chemicals are being moved to an outside storage area to control rust and deterioration caused by chlorine.

Water will be diverted away from the building to prevent continued back flow from the pool pump.

Fences have been repaired; some sections along the front, and the gate, will be replaced by June 2005.

Sealcoating is scheduled for June, 2005 for Hastings and Wyndham Courts; Wyndham Court will also have parking space lines (as requested by residents) and no parking areas designated.

Storm drains behind Brookfield Court have been repaired.

Debbie Anderson stated the new Landscaping has started and positive feedback was received about the appearance of each entrance. The Board is aware that some areas may have been missed initially, and residents should contact Ray Crossan if problems are noted. Several residents noted that the Chapel Court Island was overlooked with the latest trimming; Debbie Anderson will notify Ray.

Ray Crossan is meeting with Summit Sealcoating about the problem areas identified on Wyndham, Brookfield, Canterbury, and Essex Courts.

e) **Website**: Brendan McNamee has added pictures to the webpage. He encourages residents to send him pictures that are of community interest for website publication.

f) **Newsletter**: Debbie Anderson states the plan is to publish the newsletter 1 week after general meeting. Input from residents is encouraged. The classified section was discussed and it was requested that ads be given to Ellen Doyle this evening or ASAP. Ray Crossan is organizing newsletter content and will accept any articles, interesting stories, or classified ads. A question was raised from the floor inquiring about the use of both sides of the paper to control the cost of the newsletter; Debbie responded that the HHA copiers make it difficult to make two-sided copies and when last minute production is necessary, therefore single-sided copies are produced. Ellen and Debbie stated Staples has also been used periodically, and proven to be time/cost effective.

g) **Social**: Debbie Anderson reports next planned activity will be end of summer Pool party.

h) **Pool**: Debbie Anderson states a pool committee meeting, opened to all residents, is scheduled for May 2, 2005 at 7:30. Pool lighting fixtures are on order and repairs are anticipated within the next week. The pool will be filled following repairs.

j) **Welcoming**: no new activity.

4. Old Business

- a) **From the Table:** Debbie Anderson reports (per Ray Crossan):
1. There has been no follow up from attorney's letter to PUC regarding proposed water rate increases.
 2. Ramp for handicap accessibility is still being researched for code requirements, however, the water drainage problems have been the Board's priority due to demands on time.
 3. Townhouse sidewalk repair is scheduled for June. This includes areas identified last fall, and planned for 2005 Budget year.
 4. Reminder for residents planning for contractor services and interested in negotiating better pricing based on volume of work within the development to contact Jim Mesiti or leave a note in the clubhouse mailbox.
- b) **From the Floor:** Althea Fulton, homeowner in Chapel Court, raised a question regarding the continuing drainage problems along her property. Debbie stated this is being addressed by Ray Crossan along with the other areas of concern.

5. New Business

- a) **From the Table :**
1. Debbie Anderson announced Chris, Grove of Chapel Court, will Chair the **Election's Committee** and informed the floor, per executive decision by Ray Crossan, that the committee will be entirely autonomous with no Board member representation. This process should facilitate an unquestionably smooth and fair election. The suggestion to hold the meeting announcing the election results in early June was agreed upon by all present and the date selected is Wednesday, June 8, 2005.
 2. **Speeding** within the development has become more of a problem lately and safety concerns are high, especially due to children playing and bike riding with the change in weather. This week, the East Brandywine Police have placed a speed monitor at Gloucester Court and Hawthorne Drive, and more frequent police presence in the development.
 3. **Dog waste** is getting worse according to the complaints received by the Board. Local ordinances stipulate a fine for the pet owner, but a picture of the dog in action must be provided as proof. Residents were reminded to contact the EBT Board of Health for waste on their properties, especially from cats which can pose a more serious health threat to pregnant women and young children.
- c) **From the Floor:**
1. Several Residents complained about bags of **trash** outside the front entrance of a property owner. Debbie Anderson commented Ray Crossan was discussing management of this lingering problem with EBT officials and a letter was being sent to the homeowner.
 2. A question regarding **shed placement** was raised with Jim Mesiti advising to contact EBT for specifications and permits; means to identify an individual property line was stated.
 3. Several residents near the **Pond** identified a progressing problem regarding the lack of water exchange in the pond. The inlet is blocked and there accumulation of deteriorating leaves and trash. Water is becoming stagnant and there is concern about and contaminated water creating a breeding ground for mosquitoes. Debbie Anderson will advise Ray Crossan.
 4. Pam Rajan raised a concern regarding the **geese** nesting along the pond edge; presently there are several eggs in a nest and a very protective male goose that may hurt or scare children. Children should be informed not to taunt the geese. Pam has agreed to write an article for the May Newsletter.

6. Announcements: none

7. **Adjournment:** Debbie Anderson requested a motion to adjourn. Judy Hillenbrand made the motion which was seconded. The Meeting concluded at 8:27 pm.