

# October 30, 2007 General Meeting Minutes

1. **Opening Remarks:** Called to order by Dave at 8:15 PM. **Attendance:** 5 Board Members: Dave Durofchalk, President; Mike Larkin, Vice President; Katrina Thack, Treasurer; Hank Bienkowski, Secretary; and Jim Mesiti, Member-at-Large. Note prior to the onset of the meeting, Phyllis Mahers, the former Treasurer who recently stepped down, and Adam McBride, the HHA bookkeeper, provided Ms. Thack with the information for the financial report.
2. **Review of Meeting Minutes:** minutes of the 28 August 2007 meeting were distributed.
3. **Finance Report:** the Common Operational Fund balance was \$9,928.53. Townhouse Operational Fund balance was \$7,547.40. The common Reserve Fund balance was \$28,129.82. Townhouse Reserve Fund balance was \$5,233.59. CDs are held for \$11,060.19, \$11,259.79 and \$11,186.17.
4. **Committee Reports:**
  - a. **Architectural:** No activity. The Board is still looking for two volunteers, one from the townhouse & one from the single houses.
  - b. **Rules:** Katrina Thack will act as the Board liaison with the committee. Melinda Bienkowski has volunteered to be a single-house representative on this committee. The Board is now looking for one representative from the townhouses and one from the single houses to join this committee.
  - c. **Maintenance:**
    - The Board is looking for a new gardener to do light pruning and weeding of our beds.
    - The Township needs to be called about any erosion or potholes along Hawthorne
    - Clubhouse Cleaning – Katrina Thack will arrange for a rug cleaning company before the holidays
    - Items Repaired: 1) sink holes between Gloucester & Chapel Courts, 2) shrubbery cutting around the exits to Rt. 322, 3) the square wooden grating at adjacent to the pool, 4) height of grass in the swale near the pool
    - Items to be Repaired: 1) the pool fence, 2) one of the nets in the tennis court, 3) the pool telephone, 4) the pool fence railing, 5) the wooden guard rail at the entrance to Wyndham Court, 6) cutting back tree limbs on common ground behind 96 Gloucester court and removal of a dead tree behind Cambridge court 7) playground by the pool, 8) canopy of the playground behind Wyndham Court.
    - New Items to be repaired: 1) removal of dead pine tree on common ground near clubhouse, 2) Pool cover on the baby pool needs to be secured for the winter.
  - d. **Website:** No activity.
  - e. **Newsletter:** Township telephone numbers should be included in the next newsletter due in November.
  - f. **Social:** No activity.
  - g. **Pool:** No activity.
  - h. **Welcoming:** no report
  - i. **Block Captains:** Hank Bienkowski will attempt to identify block captains for all streets by the next Board meeting.
5. **Old Business:**
  - a. Reestablishment of the right-of-way through the common ground northwest of Wyndham Court townhouses via a letter from the Board to the homeowner who has encroached on common ground. Hank Bienkowski & Jim Mesiti will draft this letter.
  - b. The Board will contact Blosenski's about renewal of the existing townhouse disposal contract.
  - c. The Board selected a 30" x 36" message board for the clubhouse.
6. **New Business:**
  - a. A motion made and passed to increase the realtors' processing fee to \$75 which includes providing copies of HHA bylaws.
  - b. Next meeting: 27 November 2007.
7. **Adjournment:** Meeting concluded at 9:47 pm.