

January 29, 2008 General Meeting Minutes

1. **Opening Remarks:** Called to order by Dave at 8:08 PM. **Attendance:** 5 Board Members and three residents.
2. **Review of Meeting Minutes:** minutes of the 27 November 2007 meeting were distributed and reviewed without comment. December budget meeting was approved.
3. **Finance Report:** Katrina Thack presented an updated financial report.
4. **Committee Reports:**
 - a. **Architectural:** Any external building or exterior house changes should go to the Board. Dave Durofchalk noted that there will be some modifications to the Englehart house.
 - b. **Rules:** The Rules committee should 1) consolidate the various versions of the rules into a single set, 2) will solicit suggestions for rule changes, and 3) will summarize the various architectural rules.
 - c. **Maintenance:**
 - Items recently completed: 1) leaves have been taken care of, 2) brush has been removed but more has appeared, 3) the dead pine tree has been removed from common ground.
 - Items to be Repaired: 1) fences around the pool (tabled to March), 2) the pool telephone, 3) selected sidewalks & steps in Wyndham (deferred to the spring), 4) the tennis court net , 5) lights on Hasting Court, 6) the message board for the clubhouse, and 7) the replacement of the stand pipe at the pond.
 - The Board also discussed two additional items regarding the pond: increasing water circulation by diverting more stream water to the pond, and cutting back the brush that is obscuring the "Skate at Your Own Risk" signs.
 - d. **Website:** No activity. Michael Mize has volunteered to be the community's webmaster. Ten residents signed up for the HHA web blast coordinated by Kat Thack.
 - e. **Newsletter:** Dave Durofchalk noted that a request came from an absentee landlord for a more timely copy of the newsletter.
 - f. **Social / Pool / Welcoming:** No activity.
 - g. **Block Captains:** HHA still needs one additional Block Captain for Chatham Court.
5. **Old Business:**
 - a. Discussion of ongoing issue of handicap parking. Board decided that the existing locations are reasonable accommodation and that no changes should be necessary.
 - b. Review of the Little Washington Water company odor study. Dave Durofchalk sent Little Washington an email expressing the Board's appreciation for this report.
 - c. Board is still looking for a new gardener for the flower beds in the community. The Board would like to hire from within the community. Any person interested should contact a Board member. If no interest from within the community, the Board will request quotes from local landscape companies.
 - d. A flyer will be distributed to the townhouses regarding how to handle bulk trash.
 - e. Dave Durofchalk provided an update on security: HHA is still looking for volunteers for a Neighborhood Townwatch, 2) the police are making more rounds through the neighborhood, 3) there has been less undesirable activities on the weekends which may be due to the cold weather, and 4) the Board is considering buying "Townwatch" signs to discourage vandalism by outsiders.
 - f. The Board reviewed monthly summary of 2007 expenditures.
 - g. Blosenski's will be contacted regarding a 2008 contract before the next meeting.
6. **New Business brought up by the residents:**
 - a. A question: Why does it take so long to cash checks for the monthly dues? and a request: Please speed up the time it takes to cash these checks.
 - b. Two questions: How many unrelated people can board at a residence? Can the Board enforce bylaws prohibiting running a boarding house? The Township regulations state that a maximum of two unrelated people can live in a house. HHA Bylaws prohibit renting of rooms or running a boarding house. The Board is also concerned that renting of rooms consumes available parking and is unfair to other residents.
 - c. Resident at 13 Wyndham Court continues to block access to common ground with trees, shrubs, and other landscaping. Residents request that the Board take action to enforce bylaws prohibiting encroachments on common

ground. Board is concerned that landscaping also blocks access to emergency vehicles and creates an undue safety hazard.

- d. The Board will follow up on the latest announcement of Aqua PA requesting another rate increase and will have the Aqua PA announcement reviewed by our utility attorney.
- e. Next meeting: Board Meeting February 19, 2008.

7. Adjournment: Meeting concluded at 9:29 pm.