

February 19, 2008 Board Meeting Minutes

1. **Opening Remarks:** Called to order by Dave at 8:22 PM. **Attendance:** all 5 Board Members
2. **Review of Meeting Minutes:** Minutes of the January 29, 2008 General Meeting were not available.
3. **Finance Report:** the Common Operational Fund balance was \$13,429.01. Townhouse Operational Fund balance was \$16,666.41. The common Reserve Fund balance was \$28,503.28. Townhouse Reserve Fund balance was \$5,244.18. CDs are held for \$11,216.32, \$11,449.95 and \$11,380.84. The treasurer noted that the statements went out late which caused a lot of complaints.
4. **Committee Reports:**
 - a. **Architectural:** The Board is still looking for volunteers. Before the meeting the Board acting as the Architectural committee approved the proposed modifications to the Englehart house.
 - b. **Rules:** Katrina Thack noted that Trish Reed has joined the Rules committee. The Board discussed the meaning of "party wall" with respect to the townhouses and determined this is the wall separating two properties, or "parties", both within the building and between yards.
 - c. **Maintenance:**
 - Jim Mesiti will find out this week what the problem is with the problem with the light on Hasting Court. Kat put out a flyer to the Hasting Court residents about the light on Hasting Court after the last meeting.
 - Jim Mesiti will address the pool fence and inside of the pump room in the spring.
 - The Board will have the landscaper do a clean up in the spring in conjunction with the Spring Clean-Up Day, which is scheduled for Saturday, April 19, 2008.
 - The Board discussed asking the Township to improve the drainage into the storm sewer at the eastern end of Hawthorn Drive.
 - Hank Bienkowski will write up request for a quote to design, permit and repair the pond outfall and the inlet.
 - Items to be repaired: 1) fixing the tennis court net, and 2) repair of the kiddy pool cover.
 - New item to be repaired: the Board received a letter noting that the dumpster enclosure in Wyndham Court is in need of repair.
 - d. **Website:** The Board commented on the how well the website (HHAONLINE.COM) has been improved by Michael Mize, the webmaster.
 - e. **Newsletter:** The next newsletter should come out before the March meeting. The newsletter will advertise for volunteers for the Social and the Welcoming Committees. A flyer will go out advertising the upcoming Easter Egg hunt on March 15, 2008 and the Pennsylvania Utility Commission (PUC) public input meeting on March 5, 2008.
 - f. **Social:** Kat Thack will organize an Easter Egg hunt on Saturday, March 15, 2008.
 - g. **Pool:**
 - Mike Larkin got a proposal from Progressive Pool to operate the pool this summer. Dave asked Mike to ask Progressive Pool for a two-year contract for the pool.
 - Mike should confirm that the pool is open the last week of August.
 - The Board compared the cost of filling the pool with a pool water-supply company against filling it with Aqua Pennsylvania. Aqua Pennsylvania appears to be the cheaper way to go.
 - h. **Welcoming:** No report.
 - i. **Block Captains:** Mike Larkin and Kat Thack have presented the block captains with gift certificates to the movies in appreciation of their assistance to the community.
5. **Old Business:** Discussed letter of January 30, 2008 from U.S. Department of Housing and Urban Development regarding a 2005 re-location of handicap parking at Wyndham Court and new allegations of housing discrimination filed by Christine Castorani, 13 Wyndham Court. The Board agreed that the current locations are a fair and reasonable accommodation. According to Association's attorney we are in full compliance with township ordinances. The Board is concerned that this formal complaint will perpetuate Ms. Castorani's non-compliance with HHA rules regarding encroachment on common grounds. Association will temporarily suspend any action to re-establish right-of-way on common grounds in the northwest corner of Wyndham Court pending settlement of complaint. It was decided that all further matters regarding this resident will be referred to attorney.

New Business:

- a. Upcoming PUC public input pre-hearing conference, March 5, 2008.
 - b. Easter Egg hunt on Saturday, March 15, 2008
 - c. Next meeting: General Meeting March 25, 2008.
 - d. Spring Clean-Up Day, Saturday, April 19, 2008.
 - e. PUC v. Aqua PA Evidentiary Hearing April 21, 2008
- 6. Adjournment:** Meeting concluded at 10 pm.