

March 25, 2008 General Meeting Minutes

1. **Opening Remarks:** Called to order by Dave at 8:16 PM. Dave wishes to thank all those who attended the AquaPA pre-hearing conference in March. **Attendance:** all five Board Members; one resident
2. **Review of Meeting Minutes:** Minutes of the January 29 & February 19, 2008 General Meetings were approved.
3. **Finance Report:** Fund balances were not available because the Downingtown website was down before the meeting. Updated numbers will be included in the next Newsletter. The treasurer noted that statements are now going out quarterly.
4. **Committee Reports:**
 - a. **Architectural:** The Board is still looking for volunteers. Dave Durofchalk will send a letter to the Engleharts indicating Board approval letter for the proposed building modifications.
 - b. **Rules:** The March rules committee meeting was postponed and will be rescheduled in April.
 - c. **Maintenance:**
 - The repair of the lighting on Hasting Court and the repair of the trash enclosure on Wyndham Court has been contracted to Honey Brook Carpentry.
 - Jim Mesiti will contact the contractor for the repair of townhouse sidewalks.
 - Mike Larkin will order a new tennis net.
 - Jim Mesiti will contact the landscapers to cut back the brush around the pond so that the “Skate at your own risk” sign is visible.
 - 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) the pool fence and the installation of the bulletin board will occur in April; 2) tennis court net; and 3) repair of the kiddy pool cover will be postponed until fall.
 - New item to be repaired: the Board will draft a letter to the Township regarding condition of Hawthorne Drive noting potholes and deteriorating shoulders and regarding drainage from Horseshoe Pike and along Hawthorn.
 - d. **Website:** A site map of Hedgerow is now posted on our website (*hhaonline.com*). Meeting Minutes will be posted.
 - e. **Newsletter:** The next newsletter should come out in April.
 - f. **Social:** The Board thanks Kat Thack, Bridgette Mize and Pattie Sansom for filling 300 eggs that were all found by the approximately 15 children participating in the Easter Egg hunt on Saturday, March 15, 2008.
 - g. **Pool:**
 - Mike Larkin reported that Progressive Pool is not prepared to offer a two year contract so the Board approved a one-year contract with Progressive Pool.
 - Mike should confirm that the pool is open the last week of August.
 - Mike Larkin will investigate electrical contractors to prepare the pool for the three-year electrical inspection, which will occur after April 8th when the pool cover comes off.
 - h. **Welcoming:** No report.
 - i. **Block Captains:** The Board is still looking for a block captain for Chatham Court.
5. **Old Business:**
 - a. The newsletter will note that only the Townhouse residents will be permitted to use the Townhouse dumpsters. Residents will be asked to report to the police the tag number of anyone using the dumpster who is not a Townhouse resident. The Board will post a sign noting “Townhouse Residents Only” at the dumpster.
 - b. Dave Durofchalk is presenting testimony at PHRC for case Christine Castorani v. Hedgerow Homeowners Association. He will be accompanied by HHA attorney.
 - c. Board will post “Townwatch” signs to discourage vandalism by outsiders.
 - d. The LWW odor survey continues. Lately some residents have noticed odors.
6. **New Business:**
 - A report of rotten egg odor in tap water was received from one resident. If any such odors are observed by anybody, please report this to a Board member.
 - The invoice for repairs to the guardrail at the entrance to Wyndham Ct. has been forwarded to Blosenskis.

- An annual audit is now required to meet insurance requirements. Kat Thack will see we can do the audit in conjunction with the preparation of HHA taxes.

7. Upcoming Events:

- Spring Clean-Up Day, Saturday, April 19, 2008.
- PUC v. Aqua PA Evidentiary Hearing April 21, 2008.
- Next meeting: Board Meeting April 29, 2008.

8. Adjournment: Meeting concluded at 9:30 pm.