

# April 29, 2008 Board Meeting Minutes

1. **Opening Remarks:** Called to order by Dave at 8:25 PM. Dave wishes to thank all those who helped out at the Spring Clean Up. **Attendance:** all five Board Members; one resident part of the meeting to discuss an issue.
2. **Review of Meeting Minutes:** Minutes of the March 25, 2008 General Meeting were distributed and approved.
3. **Finance Report:** the Common Operational Fund balance was \$14,615.08. Townhouse Operational Fund balance was \$20,695.23. The common Reserve Fund balance was \$28,639.56. Townhouse Reserve Fund balance was \$5,248.07. CDs are held for \$11,293.28, \$11,543.87 and \$11,430.71.
4. **Committee Reports:**
  - a. **Architectural:** The retention wall in front of 10& 11 Wyndham will be replaced. 15 Windemere is proposing an addition (sunroom); details will follow.
  - b. **Rules:** The April rules committee meeting is scheduled is scheduled for April 30, 2008.
  - c. **Maintenance:**
    - A contractor is in the process of repairing the lighting on Hasting Court.
    - The repair of the trash enclosure on Wyndham Court has been completed.
    - Jim Mesiti will contact the contractor for the repair of townhouse sidewalks and Honey Brook Carpentry about repair of the club house siding, installation of the bulletin board and painting the pool guard rail.
    - A new tennis net has been installed, the pool fence repaired and the fence around the tennis courts tacked down.
    - Landscapers have cut back the brush around the pond so that the “Skate at your own risk” sign is visible.
    - Jim Mesiti will contact the Township about sinkholes caused by drainage and has taken pictures documenting the need for repair of Hawthorn Road to present to the township.
    - The association now has a gardener.
    - Hank Bienkowski will write up request for a quote to design, permit and repair the pond outfall and the inlet.
  - d. **Website:** *hhaonline.com*. Meeting Minutes will be posted
  - e. **Newsletter:** The next newsletter should come out in May. Will note that the township chips wood free annually.
  - f. **Social:** No report.
  - g. **Pool:**
    - The pool opens (initially weekends only) on Memorial Day Weekend, Saturday May 24<sup>th</sup> and closes on Labor Day. Homeowners whose dues are current as of May 8th will receive pool tags. A flier will be distributed with the additional information on pool times and rules.
    - The Board approved early morning swimming lessons by Mrs. Englehart as long as a certified lifeguard is present.
    - Mike Larkin reported that an electrical contractor has prepared the pool for the three-year electrical inspection.
  - h. **Welcoming:** The Board is still looking for volunteers for the Welcoming Committee.
  - i. **Block Captains:** The Board is still looking for a block captain for Chatham Court.
5. **Old Business:**
  - a. The newsletter will note items listed in the March 2008 minutes.
  - b. Dave Durofchalk presented testimony at Pennsylvania Human Rights Commission (PHRC) for case Christine Castorani v. Hedgerow Homeowners Association on 26 March 2008 and is scheduled to make another presentation on May 8, 2008. The initial pre-determination settlement proposal to place a handicap

parking stall in front of Unit 13 was dismissed by Ms. Castorani. In an attempt to reach a satisfactory settlement, Dave will propose moving the two handicap parking spots from their current location to locations in front of 13 and 14 Wyndham Court.

- c. The HHA annual audit is scheduled for February 2009 in conjunction with HHA taxes.
- d. Blossinski paid for the repair of the guardrail at the entrance to Wyndham Ct.

**6. New Business:**

- a. The Board approved early morning swimming lessons by Mrs. Englehart as long as a certified lifeguard is present.
- b. The HHH challenge to the proposed Aqua PA rate increase has been settled and the Board will set an assessment at the next meeting to cover the cost of the Association's challenge to the proposed rate case.
- c. It has been reported to the Board that a person outside of the community introduced some chemicals to the pond in April that turned the pond water temporarily blue. Reportedly this unauthorized activity was intended to limit algae growth.
- d. The treasurer will take all necessary actions to secure any outstanding dues regarding 122 Lambeth Ct.
- e. Damage to the Gloucester Court roadbed by contractors hired by Verizon was noted.
- f. The Board asked Kat Thack to act as liaison with a yet to be formed Election Committee for the purpose of electing a new Board in June for 2008-2009.

**7. Upcoming Events:** Next meeting: General Meeting May 27, 2008.

**8. Adjournment:** Meeting concluded at 10:05 pm.