

June 24, 2008 General Meeting Minutes

1. **Opening Remarks:** Called to order by Mike Larkin at 8:07 PM. **Attendance:** Board Members: Mike Larkin, Katrina Thack and Hank Bienkowski and Jim Mesiti and four homeowners.
2. **Review of Meeting Minutes:** Minutes of the May, 27, 2008 General Meeting were distributed and approved.
3. **Finance Report:** the Common Operational Fund balance was \$23,226.87. Townhouse Operational Fund balance was \$12,489.33. The common Reserve Fund balance was \$28,751.54. Townhouse Reserve Fund balance was \$7,251.95. CDs are held for \$11,372.07, \$11,580.19 and \$11,481.64. Kat Thack noted 1) there was a transfer of \$7,000 from the townhouse fund to the common fund to cover pool expenses, 2) that as a result of a letter that went out in June, all homeowners have brought their dues up to date except six homeowners of single houses and one homeowner of a townhouse, and 3) there are \$15,000 in outstanding checks that have yet to clear. Kat Thack said that the \$1,000 overpayment with Honey Brook Carpentry has been resolved.
4. **Committee Reports:**
 - a. **2008 Election Committee:** Michelle Walker reported that 38 of the 167 homeowners eligible to vote turned in a 2008 Election ballot and that the following votes were cast: Katrina Thack: 31 votes; Bernard (BJ) Barrett: 24 votes; Mike Larkin: 24 votes; Hank Bienkowski: 22 votes; Edward Kokoszka: 20 votes; and Jim Mesiti: 1 (write-in) vote.
 - b. **Architectural:** No report.
 - c. **Rules:** The rules committee recently discussed sheds, clotheslines and walls between townhouses; and considered requiring commercial vehicles parked in the townhouse area to be parked away from the parking spaces fronting the townhouse. Following this report, Jim Mesiti noted that the Township normally does not allow parking on Hawthorn Drive, but if there is a temporary need for special event parking, homeowners should call the township and they likely will be granted permission to have guests park on Hawthorn overnight.
 - d. **Maintenance:**
 - Lighting on Hasting Court had been repaired but is no longer working. This may require replacement of the aluminum wiring used in the original light installation.
 - The areas around the playground equipment have been weeded and mulched.
 - Mike Larkin noted that the HHA fire extinguishers are in working order and consequently will not be replaced.
 - Hank Bienkowski noted that an email has been sent to the Pennsylvania Department of Environmental Protection (DEP) regarding the pond status and requesting guidance in what, if any permits, would be needed to conduct pond repairs.
 - e. **Website:** *hhaonline.com*. There is now a calendar on the website and the potential to add pictures.
 - f. **Newsletter:** The next newsletter will come out in July.
 - g. **Social:** Michelle Walker has offered to participate in but not chair the social committee. Kate Bienkowski, the head lifeguard, suggested to the Board that the Board sponsor a pool movie night either for families or teens. Kat Thack suggested that the Board send out a survey to the homeowners to see what the teenagers of the community are interested in.
 - h. **Pool:**
 - The electrical certification is now in the office. The electrician noted that by the next inspection in three years the current aluminum pool railings should be replaced because they are now a little loose and will loosen further due to reactions between aluminum and concrete. The electrician suggested that an electrician inspects the installation of new railings as part of the next three-year inspection to ensure that subsurface wiring is not compromised.
 - A lifeguard will be present during swimming lessons in the community.
 - Mike Larkin purchased new umbrellas for the pool and replaced the lifeguard flotation device. One picnic table still needs to be repaired.

- i. **Welcoming:** Kat Thack has contacted Cheryl Davis, who will contact new homeowners.
 - j. **Block Captains:** We now have a block captains for all courts.
- 5. Old Business:**
- a. Dave Durofchalk confirmed via email that all of the utility attorney's invoices have been received.
 - b. Kat Thack noted that the Board has yet to receive a letter from the Commonwealth of Pennsylvania Human Relations Commission (PHRC) confirming the settlement of Christine Castorani versus Hedgerow Homeowners Association Case No. 200703974. Once that letter is in hand, the settlement would be implemented.
 - c. Discussion of the algae growth on the pond including Lorrie Wandress' suggestion of a floating, solar-powered pond fountain
 - d. The clean up of the swale behind the swimming pool, where there is a poison ivy covered dead tree, still needs to be done.
- 6. New Business:**
- a. The Board noted that the damaged pine tree located on the common ground near the Kokoszka house needs to be removed and replaced.
 - b. Hank Bienkowski noted that the sign to the development at the Hawthorn Drive entrance in front of the clubhouse is broken and needs to be repaired.
 - c. The Board has received a letter of complaint regarding the pool stating 1) the lifeguards are not checking pool tags regularly and 2) there are problems with the behavior of teenagers such as throwing footballs. In the discussion that followed a suggestion was made that the board ask for homeowners to volunteer to check pool tags.
- 7. Upcoming Events:** Next Board Meeting July 22, 2008 under the new Board.
- 8. Adjournment:** Meeting concluded at 8:55 pm.

Summary of the June 24, 2008 Post-Election Meeting of the Newly Elected Board:

Newly elected board members Kat Thack, BJ Barrett, Mike Larkin, Hank Bienkowski, and Ed Kokoszka asked Jim Mesiti to join the Board as a sixth member and Jim agreed. Following this determination, the following positions were apportioned by mutual consent:

- o BJ Barrett, President
- o Mike Larkin, Vice President
- o Kat Thack, Treasurer
- o Hank Bienkowski, Secretary
- o Ed Kokoszka, Member at Large
- o Jim Mesiti, Member at Large