

July 22, 2008 General Meeting Minutes

1. **Opening Remarks:** Called to order by B.J. Barrett at 8:10 PM. **Attendance:** Board Members: B.J. Barrett, Katrina Thack, Hank Bienkowski and Jim Mesiti and five homeowners.
2. **Review of Meeting Minutes:** Minutes of the June 24, 2008 General Meeting were read and approved as modified.
3. **Finance Report:** the Common Operational Fund balance was \$12,452.14. Townhouse Operational Fund balance was \$11,808.15. The Common Reserve Fund balance was \$28,806.04. Townhouse Reserve Fund balance was \$7,254.25. CDs are held for \$11,411.07, \$11,598.10 and \$11,506.77. Kat Thack noted 1) one of the CDs are up for renewal and she will check the rates at the bank and 2) that letters sent to homeowners with back dues totaling \$3,649.16 will be forwarded to the lawyer after July 25, 2008.
4. **Committee Reports:**
 - a. **Architectural:**
 - A motion was made and passed to write a letter to the Township stating that the proposed addition to 15 Windemere Court was approved by the Board. This motion was made after it was noted that two Board members had reviewed the plans for the addition earlier and that there were letters from residences on both sides stating there was no objection.
 - The homeowner at 67 Essex notified the Board that this residence was planning to erect a shed.
 - b. **Rules:** No Report.
 - c. **Maintenance:**
 - Lighting on Hasting Court had been repaired as a result of replacing the underground wiring...
 - The playground swing seats have been replaced.
 - The dead tree by the pool playground needs to be taken down.
 - Mike Larkin and Ed Kokoszka repaired the flashing around on the Clubhouse. Rotten wood was noted which will need to be addressed. Jim Mesiti will follow up.
 - Repair of the Wyndham sidewalk has been started.
 - d. **Website:** No report.
 - e. **Newsletter:** No report.
 - f. **Social:**
 - HHA is still in need of a chair for the social committee.
 - Kat reported that there were half a dozen responses to the teen/parent surveys.
 - The Board scheduled a Teen pool night for August 8th and a family pool party for August 23rd.
 - The Reading baseball outing was cancelled due to lack of response.
 - The board discussed but did not decide on providing a parents night out with free baby sitting in the Fall.
 - g. **Pool:**
 - The picnic table seat is fixed.
 - The pool railing is broke; Progressive Pool Management will bring cement and resecure the railing.
 - It was noted that weeds are growing in the deck indicating the deck needs spot caulking.
 - Following a discussion regarding charging for guests at the pool, the Board did not change the current policy of no charges for guests.
 - h. **Welcoming:** No Report.
 - i. **Block Captains:** No Report.
5. **Old Business:**

- a. Hank Bienkowski called the sign company regarding repairing the community's sign; they will be getting back after a visit to the sign.
 - b. Discussion of the algae growth on the pond, Hank Bienkowski noted that personnel at the Pennsylvania Department of Environmental Protection recommended barley hay or a fountain to prevent algae buildup next year.
- 6. New Business:**
- a. A letter was sent to 41 Cambridge Court about grass height and subsequently the grass was cut.
 - b. A telephone call was placed to 21 Wyndham Court about overgrown grass; no call back as of the meeting date.
 - c. A motion was made and passed to assess homeowners \$28.41 in a one-time assessment due within six months to pay the fees for the utility lawyer in fight against the most recent water rate increase.
 - d. Following a discussion of an email from Ray Crossan regarding the propriety of a six-member board, a motion was made and passed to table a decision on the points outlined in this email until the next meeting.
- 7. Upcoming Events:** Next Board Meeting August 26, 2008.
- 8. Adjournment:** Meeting concluded at 9:07 pm.

Summary of the August 5, 2008 Board Meeting:

- 1. Opening Remarks:** Called to order by B.J. Barrett at 7:30 PM. BJ noted that the objective of this meeting was to respond to the questions on the Board makeup as outlined in Ray Crossans' email. **Attendance:** Board Members: B.J. Barrett, Mike Larkin, Katrina Thack, Hank Bienkowski and Ed Kokoszka
- 2. Old Business:**
 - a. Motion made and passed to continue the Board with five board members and hire Jim Mesiti as a Maintenance Consultant.
 - b. Pool Teen night moved to 22nd August. This night will be for 13 to 17 year old residents and will run from 8 to 10:30 pm. Light snacks & beverages will be provided. A movie will be shown.
 - c. Family Day at the pool will stay on August 23rd, from 3 to 7 pm. Homeowners are urged to bring a covered dish. Rain date on August 24th.
- 3. Adjournment:** Meeting concluded at 8:00 pm.