

August 26, 2008 Board Meeting Minutes

1. **Opening Remarks:** Called to order by B.J. Barrett at 8:02 PM. B.J. thanked Kat for her work putting on the recent Pool Teen Night and Pool Family Day. **Attendance:** Board Members: B.J. Barrett, Mike Larkin, Katrina Thack, Hank Bienkowski and Ed Kokoszka.
2. **Review of Meeting Minutes:** Minutes of the July 22, 2008 General Meeting were read and approved as modified.
3. **Finance Report:** the Common Operational Fund balance was \$9,204.82. Townhouse Operational Fund balance was \$9,298.99. The Common Reserve Fund balance was \$24,860.65. Townhouse Reserve Fund balance was \$7,257.02. CDs are held for \$11,451.41, \$11,616.63 and \$11,532.79. Kat Thack noted that HHA renewed the CD at DNB that was up for renewal.

Kat reported that the Board has had problems getting the checks mailed out by the bookkeeper in a timely manner although bills should have been mailed directly. B.J. will follow up with the bookkeeper on August 29th about the status of bills and the bookkeeper's job responsibilities.

Kat reported that there was one residence that was significantly outstanding in dues. A reminder goes out every month to those with any outstanding dues. A motion was passed that the Board will automatically place a lien on properties that had \$1,000 or more in outstanding dues and/or penalties.

4. Committee Reports:

a. Architectural:

- Work on the sunroom addition to 15 Windemere Court is anticipated to start 7 September 2008.
- A discussion on how to handle equitably historical and current encroachments on to Common Ground. This discussion was tabled to a later date.
- Kat spoke with the realtor for 21 Wyndham, after which the lawn was cut.

b. **Rules:** The Rules Committee last met on 8/20/08 at which it was reported that Scott Piersol, the township manager, noted that 1) the township has no problems with landlords and tenants living together in the same building (provided such tenants are registered with the township) and 2) the township has no problem with HHA prohibiting this, however, HHA should have any proposed prohibition reviewed by an attorney. The Rules Committee will wrap up townhome rules and begin discussion on single family home rules at the next meeting.

c. Maintenance:

- Denron Sign Company has proposed replacing the broken sign using the existing sign posts. The Board will first look at repairing the sign prior to replacing it.
- Jim Mesiti will contact Dave Love about a snow removal contract for this winter.
- Steps for Wyndham Units One and Two will be replaced.
- Repair of the Wyndham sidewalks have been completed.

d. Landscape:

- This new committee, which will be headed by Ed Kokoszka and open to all homeowners, will be responsible for coordinating landscape issues on common ground and tracking associated costs.
- Ed will instruct the landscaper to cut the patch of uncut common ground behind 4 Highland Court.
- Ed will have someone look at the tree at 8 Highland Court.
- The hedge between Wyndham and Patterdale Place needs to be narrowed.
- The shrub area on common ground between 12 and 13 Wyndham court will be reduced in area by two thirds.

e. **Website:** The website should be updated with respect to Board members and calendar.

f. **Newsletter:** A newsletter will come out following the August Board meeting. This newsletter will include a section on recent changes in home ownership.

g. Social:

- Kat reported that there were half a dozen teens participating in the Teen pool night on August 22rd.
- The Board thanks Kyle and Kim Luckowski and Michelle Larkin for assistance during the family pool party on August 23rd.

h. Pool:

- The pool railing is resecured.
- Mike Larkin will request a quote from two or three companies to fix the stairs to the wooden deck off the clubhouse.

i. Welcoming: No Report.

j. Block Captains: No Report.

5. Old Business:

- a. A motion was passed to implement without delay the previously agreed upon Commonwealth of Pennsylvania Human Relations Commission (PHRC) settlement regarding Christine Castorani versus Hedgerow Homeowners Association, Case No. 200703974. Mike Larkin will implement this agreement.
- b. Hank Bienkowski reported on the 8/13/08 visit of the Pennsylvania Department of Environmental Protection (DEP) regarding pond permitting. It was the DEP's determination that the pond was not a regulated dam but the low water dam on Culbertson Run would fall under a general low-water jurisdictional dam permit. The DEP will issue a letter to confirm that the pond is not regulated and issue a general dam permit for the Culbertson Run dam without any additional information from the Board. As a result we can replace the trash rack without any input from the DEP, but would need to submit a work plan to work on the pond race, which is viewed as an accoutrement of the regulated dam.

They DEP suggested that HHA, rather than repair the pond race, consider applying for a grant from the Commonwealth to have an outside non-profit organization remove the low water dam and replace the mill race with an underground pipe with a screened intake in the stream and an outfall in the pond. The DEP will send us information on this for the board to review.

- c. Katrina Thack reported that she and Jim Mesiti attended the most recent Township meeting to follow up on the letter from HHA to the township requesting relief from the Route 322 runoff spilling down Hawthorn Drive and the repair of the Hawthorn Drive road surface and drainage swales. The Township Board of Supervisors replied that the misplaced storm drain at the intersection of Hawthorn Drive and Route 322 was Penn DOT's problem, that they had fixed one pothole on Hawthorn Drive recently and would reseed the drainage swales in the fall.

6. New Business:

- a. Review of financial Downingtown National Bank (DNB) enrollment form and approval of associated resolutions printed on said form.
- b. The Board had a discussion on the need to standardize filing of HHA correspondence. Potential filing schemes will be discussed at the next meeting.

7. Upcoming Events: Next General Meeting September 23, 2008.

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