

January 27, 2009 General Meeting Minutes

1. **Opening Remarks:** Called to order by BJ Barrett at 8:00 PM. **Attendance:** Board Members: BJ Barrett, Mike Larkin, Katrina Thack, Hank Bienkowski and Ed Kokoszka and three homeowners.
2. **Review of Meeting Minutes:** Minutes of the December 9, 2008 Board Meeting were reviewed and approved.
3. **Finance Report:** As of January 27, 2009, the Common Operational Fund balance was \$13,657.47; Townhouse Operational Fund balance was \$5,896.72. The Common Reserve Fund balance was \$23,082.73; Townhouse Reserve Fund balance was \$7,268.67. CDs are held for \$11,634.65, \$11,708.53 and \$11,641.10.

The Board decided that the 2009 increase in HHA dues passed in the December 2008 meeting would begin in February 2009.

4. Committee Reports:

a. **Architectural:** No report.

b. **Rules:** No report.

c. **Maintenance:**

- Ed Kokoszka has identified a back up contractor in the event that the current carpenter is not available in a timely manner.

d. **Landscape:**

- The landscaping contract, CBM, has been renewed for two years at the current rates.
- We have a new contract at the same costs with Dave Love for snow removal. Ed Kokoszka reports that going forward HHA will have better communication with Dave and Bill Love and that Ed has identified a back up contractor in the event that Dave or Bill Love is not available to remove snow.
- The Board discussed the need to better remove snow and ice on Cambridge Court in the future.
- Ed Kokoszka reports that tree care costs will remain at the current rates next year.
- The shrubbery behind 13 Wyndham Court has been cut back.
- The Pennsylvania Department of Environmental Protection has informed the Board that the low water dam on Culbertson Run is now named "Hedgerow Dam" and that HHA is responsible to conduct in-house inspections quarterly.

e. **Website:** No report.

f. **Newsletter:** No report.

g. **Social:** No chairperson has been identified.

h. **Pool:** No report.

i. **Welcoming:** No Report.

j. **Block Captains:** No report.

5. Old Business:

- a. B.J. Barrett evaluated the cost of insurance from various firms and recommends staying with the current insurance company.
- b. B.J. Barrett made available to the Board the HHA attorney's response to the complaint (Case No. 200703974) that has been lodged with the Commonwealth of Pennsylvania Human Relations Commission (PHRC).

6. New Business:

- a. B.J. Barrett brought to the Board's attention an email from a prospective home buyer who wanted to install propane to the house to be purchased. As discussed by the Board, several houses currently use propane and the HHA has no restrictions on the installation of propane although the Township may have regulations.
- b. Following a discussion of the Virginia Graeme Baker Pool and Spa Safety Act to the HHA pool, Mike Larkin will follow up to determine if HHA is in compliance.
- c. A request from Charles Russell of 27 Hastings for the removal of the pine trees in front of 24, 25 and 26 Hastings Court. Ed Kokoszka will look at these trees and decide if the trees need to be removed or cut back.

7. Upcoming Events: February Meeting on February 24, 2009.

8. Adjournment: Meeting concluded at 8:47 PM.