

March 24, 2009 General Meeting Minutes

1. **Opening Remarks:** Called to order by BJ Barrett at 7:04 PM. **Attendance:** Board Members: BJ Barrett, Mike Larkin, Katrina Thack, Hank Bienkowski and Ed Kokoszka and two homeowners.
2. **Review of Meeting Minutes:** Minutes of the February 24, 2009 Board Meeting were reviewed and approved.
3. **Finance Report:** Financial numbers were not available at the March Board Meeting. Subsequently, the Treasurer made the following information available for March: the Common Operational Fund balance was \$18,299.66; Townhouse Operational Fund balance was \$10,094.28. The Common Reserve Fund balance was \$23,129.07; Townhouse Reserve Fund balance was \$7,270.41. CDs are held for \$11,701.41, \$11,741.32 and \$11,680.90.
4. **Committee Reports:**
 - a. **Architectural:** No report.
 - b. **Rules:** The Board decided to convene at the Clubhouse on April 9, 2009 at 7:30 pm to review the three compilations of rules and regulations, *Townhouse Rules and Regulations*, *Singles Homes and Regulations*, and *Common Grounds Rules and Regulations*, presented to the Board at the February 24, 2009 meeting by the Rules Committee.
 - c. **Maintenance:**
 - Ed Kokoszka reported that
 - the electrical work discussed at the February 24, 2009 meeting will be done this week;
 - the retaining wall on the common ground between 8 and 9 Wyndham Court has been completed.
 - Ed Kokoszka noted that the HHA electrical contractor would be available to install a fountain in the pond.
 - d. **Landscape:** Ed Kokoszka reported that
 - Motion made and passed to have CBM, the HHA landscaper, mulch and cleanup the community entrances and to trim bushes around the townhouses with both activities billed separately;
 - Last year's gardener will not be working for the Association this year and he has already had a community homeowner contact him about taking this part time job.
 - Dave Love who has been asked to provide HHA with his price structure; and
 - Dave Love has asked the Board to consider his company for tree work.
 - e. **Website:** No report.
 - f. **Newsletter:** No report.
 - g. **Social:** The Board discussed asking for volunteers from the community to head specific social events such as the pool party, a movie night and a Reading Phillies night.
 - h. **Pool:** Mike Larkin reported that
 - The contract for Progressive is in; it is about \$1000 more than last year.
 - HHA received the pool Inspection Form from the Chester County Health Department. Mike Larkin will fill this form out and return it with a check to the County.
 - Copies of the Pool Rules will be sent to homeowners in the near future.
 - The Board will look at repairing the wall in the pool area before the start of the pool season.

- i. **Welcoming:** No Report.
- j. **Block Captains:** BJ Barrett will look for a new Block Captain for Wyndham Court.

5. Old Business:

- a. The Spring Cleanup Day has been rescheduled to Saturday May 2, 2009 with a rain date Saturday, May 9, 2009. Michelle Walker will handle the advertising.
- b. Kat Thack will contact the Township to follow up on the road repair of Hawthorn that the Township indicated would occur in January 2009.
- c. Mike Larkin will look at putting up landscape timbers to stop the mud from moving into the trash area in Wyndham Court.
- d. The HHA audit was set for April 21, 2009 at 7:30pm at the Clubhouse. BJ Barrett will inform the bookkeeper of this date.

6. New Business:

- a. A motion was made and passed to move the monthly meeting time to 7:30 pm.
- b. The Board will solicit an Election Committee to run the 2009 Board election. Kat Thack will be the contact between the Board and the Election Committee. Hank Bienkowski will draft a flyer soliciting members for the election committee that will be distributed in conjunction with the Pool Rules.
- c. A homeowner asked that when the Board requests volunteers for committee positions that it also provide the community with an explanation of the job duties for these positions.

7. Upcoming Events:

- Easter Egg Hunt on Saturday, April 4, 2009.
- Board Meeting to Review Report of the Rules Committee, April 9, 2000 at 7:30 pm
- HHA Audit, April 21, 2009 at 7:30 pm.
- April Board Meeting, April 28, 2009.
- Spring Cleanup Day, Saturday May 2, 2009 with a rain date Saturday, May 9, 2009.

8. Adjournment: Meeting concluded at 8:05 PM.