

11-8-22

There is 20 households (need 9 for a Quorum)
There is a Quorum business to conduct business.

Proof of Notice of Meeting - Letter mailed with 15-day notice

Approval of Minutes - June 15, 2022.

Approval of Minutes made by Kate Gary Folick
2nd by Alex Myers
everyone accepted

Board Reports

1. Cal explained Website + that Architectural Request application - Drawings of what you want changed
Board will approve or disapprove
2. Davis continues for landscaping snow removal
that continues through 2023. - Bills will be accepted next year
3. The Green contract will not be renewed -
hopefully, will be included in the next landscaping contract.

Board will make a decision for about weed control.

4. Goal to do a quarterly newsletter.

Election of 2 Board Members - Need a secretary
and member at large

156 Chuck Kennedy willing to be nominated for member at large. Nominations closed by Earlene Heckendorf everyone was in favor -

New Business

Proposed Budget.

NOT fees going to \$185.

Reserves - had to dip into reserves

Reserves are for pothole repairs, outside projects major capital expenditures

We have spent more than we brought in

125 Ray Sofas - Questioning Legal & Accounting Fees
a separable accounting firm to audit expenditures

101 Barb Myers - are we done with all legal fees
We are invoiced for snow removal fees.

Kathy Folcik explained that she did go to the township regarding snow removal. Police officer stated that we have cars issues

Cal did send a letter to North Middleton and we would need a Cal de pac.

Cal will follow up with North Middleton Twp manager.

Earlene
Hart budget - went with a new insurance company Erie Ins. Saved money.

General maintenance - Resealing of uneven side of the street - Mr. Baker - he will assess driveways -

157 - Water issue to be fixed in spring \$2000.00

Asked that we not have fabulous expense

Question by Melaine about reseeding done behind 110-116.
Suzanne Snyder - Questioned about heavy rain
killing new grass.

Ray Bayles thanked Earlene
Motioned to accept budget
seconded by Jane

Who are responsible for painting shutters
Cal will get clarifications

Sunder put in a tree that wasn't authorized
If she planted ^{the} tree - the board will make a
decision

Cal will look at the tree

Suzanne Snyder - Paint numbers for doors.

Cal speaking about reserves - \$18,000 spent on the
reserves

We should be at \$71,000 we are at \$47,000

The correction of maintenance chart
Responsibility of home owner to care for shrubs.
Whether responsible for pruning.

101 Barb Higgs - Al & Dan said home owners could do
anything in the mulch - Al didn't care.
People were told different things

The law is in the declaration - If by laws
and declaration are different Declaration wins.

Landscape bills us for trimming -
The sidewalk is the service walk.

Discussion of service sidewalks -
If issue with anything with builder and it
goes back to Al the builder -

Al was the HOA - prior to having it turned over.

Old Business

1. Reseeding of driveways on even sides.
2. Cracks in sidewalks fixed
3. Poison Sumac gotten rid of
4. Fixed swale
5. Trailer fence
6. Saved \$300 on insurance.
7. Reseeding of grass 110-116

1. Trimming of trees will be done in spring.
Will look at tree trimmings in front of houses.

2. Can green space reduce to reduce area snowed.

New Other Business

Bill Gibson

Keep dogs off the grass - Grass is burned around 147,

Motion to end meeting by Earlene Heckendorf
Agreed to meeting ended 1610 (4:10 PM)