

## **Minutes from HOA meeting**

April 5, 2017

**Call to order:** Tom Wiandt: 6:30 PM

**Roll call:** Dawn Brandenburg

- Introduction of board members and of families present.
- There were 11 properties represented at the meeting.

**Treasurer Report:** Kevin Rowe,

- 2016 Financials, and 2017 budget was presented.
- Liens and delinquent accounts were discussed

**Community Operations:** Tom Wiandt

- Pillar brick replacement, repairs, and sealing (Tylersville entrance)
- New landscaping service contracted at lowered cost to HOA
- Tax preparation services, reduced fees
- Irrigation system improved to create more efficiency and save money
- LED lighting at entrance has proved to be much more cost effective
- Acquisition of spare fountain necessary
- Outdoor lighting installation- front of pool building
- Entrance lighting and repairs
- Pool equipment and new signage
- Board serving as Management Company saves the HOA many dollars and gives board more direct control over contractors, maintenance, and dues collection

**2017 Planned/Proposed projects:**

- Estates pillars- brick repair, replacement and sealing
- Restoration of full electric service at Tylersville entrance
- Research & cost estimate of replacing pool liners (possibly to be completed this Fall)
- Enhancement of landscape elements, and irrigation of second median at Tylersville entrance.

**Volunteer Contributions** (board members & neighborhood volunteers): Tom Wiandt

- Replace GFCI outlet on front for pool house and light timers in pool restrooms
- Replace Christmas wreaths at both entrances
- Nightly check of pool area- closing umbrellas, putting trash cans out for pickup, etc.
- Pruning of street trees, watering HOA trees around pool area
- Litter pick-up throughout neighborhood, especially entry area
- Pruning of rose bushes and new plantings around pool area
- Planning of social event – Fall Harvest Bash (thanks to Kelly Parker and David Jacobs)

**Special Presentation:** Kathleen Stratman

-Proposal to install and maintain stationary book lending facility at corner of her property for all neighbors to use upon approval of the Board.

**Old Business/New Business:**

It was announced that our next mailing will request email addresses from all residents who have not already provided them to us. Then all future mailings of newsletters, event notices and any other non-essential business will be via email. This will save the HOA several hundred dollars each year.

The HOA board wants to thank all community volunteers who have become involved during the past year. Anthony Dilisio volunteered to be the HOA **social media representative** who will keep our website and Facebook pages up to date and accurate. We wish to thank volunteers who served as borough representatives: Kathy Welch, central borough, Brandon Wheatley, estates, Mary Lodico, south borough, and Kim Patel, east borough. Kelly Parker has volunteered to take over as Central Borough rep for Kathy Welsh who needed to step down.

This spring we will be doing some painting and repairs of the locker rooms at Poolhouse. Any who wish to volunteer to be of assistance are welcome.

It was announced that we will be opening the pool early (May 20<sup>th</sup>) weather permitting.

**The meeting was opened for Elections:** Dawn Brandenburg

Votes and proxy forms were counted (Kelly Parker – election official) but a quorum of votes was not met (including those present as well as proxy forms submitted). After the meeting, board members solicited additional proxies to meet the quorum requirement, and the board was installed.

- Tom Wiandt, President
- Kevin Rowe, Treasurer
- Dawn Brandenburg, Secretary

Meeting was adjourned at 7:50.  
Refreshments followed.