

HOA Board Meeting 9/30/21

Attending: Paul Wroten  
Tracey Simpson  
Ed Hoffner

ISSUES COVERED:

1<sup>st</sup>) Budget Review

- A) We are in excellent shape money wise
- B) Tracey has prepared spread sheets for yearly community meeting
- C) It was decided that we will begin to put any excess funds into a savings account (Rainy day fund)
- D) Not sure about cost on our insurance this year...Paul will call and check

2<sup>nd</sup>) Intersection Safety Issues

- A) Covered where we are with fixing the dangers of the 997 intersection (all covered on our web page)
- B) Ed suggested that we contact either PennDOT or Green Township, in addition to what changes are being made to make sure we get a signage change...Paul will contact Green Township

3<sup>rd</sup>) Discussion on getting more people involved with our Board and community

- A) General consensus was that nobody really cares unless they are directly impacted by something....
- B) We will try and find a way to get people motivated to be more involved in our community
- C) We will try at community meeting to outline the importance of the HOA

4<sup>th</sup>) Updated Ed on why we brought a Lawyer on for our HOA....

- A) Mainly it was to review and advise on several issues in the original covenants...that posed potential issues for our community

5<sup>th</sup>) Discussion on how to welcome new Homeowners to our community

- A) First to develop a welcome letter with all needed info for new homeowners
- B) We talked about some type of welcoming gift basket ( wine, etc)

C) Letter format to be primarily started by Paul...all will review and make any changes needed

6<sup>th</sup>) Further discussion on Insurance

- A) Ed has all info on Insurance...He will send to Paul for his cost discussions with Ins. Agent
- B) Cost for coming year needed for budget....LY was \$550

7<sup>th</sup>) Discussed, again, getting bids for Landscaping

- A) Paul will make calls
- B) If no takers we will stay with Brenize

8<sup>th</sup>) We discussed the Retention Pond

- A) Confirmed any cost to bring into spec would be S&A's responsibility
- B) Ed suggested we get specs from Green Township...Paul will look into that possibility, but not sure of the relevancy for us....

9<sup>th</sup>) Discussed possibility of asking homeowners on the lot with EagleRock sign to Consider connecting to electric for spot lights on sign

- A) Paul will contact homeowners with offer of reducing yearly dues as a barter option

10<sup>th</sup>) Discussed yearly meeting

- A) Looking either the 21<sup>st</sup> or 28<sup>th</sup> of October
- B) Because of possible COVID we will probably do on Zoom again this year
- C) We will communicate about meeting by mail this year....
- D) Tracey will construct letter and mail
- E) We will also put out an email and note the information on our website