

10/28/21 EagleRock Annual HOA/Homeowners Annual Meeting

Attendees:

Marcel Muny, Gini Wilson (by phone), Tracey Simpson, jinSong Zhang & Hong Wang, Dan & Lorraine Phelon (by phone), Brad & Cindy, Sandy & Eric Yeomans, Bob Allee, Shane Patterson, Ed & Sheila Hoffner, Mike & Cay Nuzzo, Paul & Lori Wroten, A Third unnamed person by phone (Chris Dochat ?)

Meeting called to order @ 7:07

- 1) The Board was introduced by name...also the current opening were outlined & volunteers were solicited...

- a) Paul Wroten- President
- b) Tracey Simpson- Treasurer
- c) Ed Hoffner- Member at Large
- d) Gini Wilson- Chair of the ARC
- e) Vice=President- Currently Open
- f) Secretary- Currently Open

- 2) Tracey Simpson covered the budget/financials

- ~ the current bid in by our prior year Landscaper shows a "significant" increase...
- ~ Landscaping budget and 2022 bid requests are being gathered....It was noted we have gotten three more Landscapers to bid
- ~ We currently have an excess in our accounts but rising costs of bid for landscaping and Insurance could lead to a small short fall in next years budget...but the excess in our accounts should render the short fall manageable
- ~ suggestion was made that we use excess to make community improvements; The board members outlined that they have discussed a savings account to start a "rainy day fun"...for exactly that type of situation (improvements and/or unexpected expenses [ie: fence behind two of the homes may need replace or repair....cost is HOA's responsibility])

- 3) Discussion of our intersection and current efforts to make it more safe...

- ~ update was given on current actions by your board to get Township & PA State (PennDOT) Involved in corrections.
- ~ they will be working to improve vision in both directions (oncoming cars and drivers crossing Rt 997
 - a) tree trimming
 - b) tree removal
 - c) removal of a bank that is cutting down line of sight to intersection
 - d) the state is reviewing sign changes...(Intersection sign & school bus stop sign) to slow traffic
 - e) some work has been started more will happen in next few weeks
- ~ an additional action being studied by PennDOT at possibly leveling the crest that cars and trucks come over on 997 from south side of intersection
- ~ signage and line of sight improvement are the current goals
- ~ we will never get all that we want, but the board will keep pressure on the State & the Township

~ What we want:

- a) Speed reduction
- b) Flashing warning lights that you are approaching an intersection
- c) Signage changes plus certain signs added
- d) Clearer line of vision for all

~ a homeowner made comment he's glad something is being done!!

4) Discussion on why we now have an attorney on staff

- a) On the Intersection issue, lawyer was used to motivate State & Township
- b) 2 Potential critical issues within covenants by S&A that needed review and understanding to be sure our homeowners were protected
- c) Any potential disputes internally or coming externally that would impact our community
- d) A complete update of all potential issues was given by your President
 - ~ Phase 2's future, and potential impact on our community
 - ~ Retention pond potential issues

5) Pole Lamp issues at our homes

- a) Must remain lit dusk to dawn...no exception...safety issue and mandated by your covenants
- b) We had a homeowner inquiry as why some lights were not on....the board reviewed and found 3 homes with their pole lights out.
- c) Letters were sent reminding everyone that it's security issue as well as a Covenant violation
- d) As of this meeting, two of the 3 have been repaired and relit..the third has serious electrical issues with his light and has found an electrician but he won't be able to evaluate things until early December....but it's being worked on!! They will keep their front house lights on.
- e) As a reminder to all, if you are in violation of the covenants, and receive a letter requiring you to resolve whatever the issue, you will be given 30-45 days depending on the violation to resolve. If you do not respond/resolve fines will be assessed.
- f) One of our homeowners asked If the fines should be decided b a vote of the homeowners instead of the board! The answer to that was: asking 18-20 people to agree on a number makes little sense and could leave some unhappy with the final decision not to mention time delays in getting things resolved....The board will decide and advise as needed depending on the severity of the violation... that was the final answer/resolution to the question. As issues arise and fines are determined...they will be posted on the website.
- g) Ed Hoffner offered his help to resolve any further pole light issues...

6) The floor was opened to any other issues or question...

- a) The question was raised about whether S&A will be doing regular maintenance on the retention pond...our board discussed with S&A they advised that they had no plans to turn it over and thus no plans to address the Retention pond at all....until they turn it over to the HOA, all decisions about the retention pond remains *with* S&A

- b) Question was raised about dealing with the mosquito issue on the bottom road of our development...saying they are really bad..the board will look into that in the spring
- c) There was a request brought forward about trash in our neighborhood....apparently when some personal dumpsters are set out the lids aren't always closed tight because of amount of trash in the dumpster.....and occasionally trash blows out around the development. It is the responsibility of each homeowner to police their trash.....remember most trash collectors will allow a certain number of bags.....that may be a way to keep containers closed and our development trash free....