

Eagle Rock Annual HOA Community Meeting

October 27, 2022

Meeting Minutes

Meeting Location: Greene Township Meeting Hall

Minutes recorded by Lori Wroten (filling in for open position of Secretary for this meeting)

Attendees:

Shane Patterson

Marcel Munyanziza

Jin Song & Hong Wang

Paul & Lori Wroten...HOA Board

Gini Wilson.....HOA Board

Tracey Simpson.....HOA Board (via zoom due to illness)

Meeting called to order at 7:10 PM

HOA Board President Introduced the Current HOA Board members:

President Paul Wroten

Vice President (Open)

Treasurer Tracey Simpson (retiring as Treasurer)

Member at Large Ed Hoffner (not present at meeting due to travel)

ARC Committee Chair Gini Wilson

Secretary (Open)

OPENING COMMENTS BY HOA BOARD PRESIDENT

~ After each section of the meeting, we will take questions related to that section.

~ Good news is that we have someone who has volunteered to fill the Treasurer position on the Board. (More info on that later in meeting)

TREASURERS REPORT

- 2022 budget reviewed (noted as simple income v expense set up)

* Outlined specific expenses and income all current

- Reviewed 2023 budget which has been approved by the Board

* \$5,000 into a Capital Reserve Fund (money saved of fees we get from lots being bought n sold in our development n money saved from effective bid processing with contractors)

- HOA Board President covered the need for Capital Reserve Fund (CRF)

* Retention Pond will ultimately be turned over to our control; there will be costs of inspections twice a year, plus the cost of any needed repairs with each inspection

* Goal is to have \$10,000 at time of transfer to our control (no date set for transfer at this time)

* CRF will also be used for any unexpected expenses our community incurs (Eg. The \$600 unexpected expense we paid out this year to repair the privacy fence behind the first group of homes at the south side of the community)

APPROVAL OF 2023 BUDGET

- Board had already approved the 2023 Budget. A vote was taken during the meeting to fully approve and pass that Budget. Budget was approved unanimously by vote of those present at the meeting

ISSUE OF SAFETY AT INTERSECTION OF RTE 997 & FEATHERDALE CIRCLE

- Rte 997 is scheduled to be repaved in Spring 2023
- HOA Board President and Todd Burns (Supervisor of Greene Township) have requested that PennDOT modify the northbound signage that is situated just south of the intersection; request is to show a 4-way intersection instead of a 3-way intersection
- Have also requested that "Bus Stop Ahead" signage be added
- Have also requested speed limit reduction prior to the intersection, along with flashing warning lights but those requests were denied by PennDot
- People outside our community have also written to PennDOT regarding this matter
- PennDOT has refused to install the flashing lights
- PennDOT has been officially informed (in writing) that they will be contacted by Eagle Rock's legal representation should anyone from our community incur injury or death as a result of the intersection safety issue

COMMUNICATION BETWEEN COMMUNITY MEMBERS & HOA BOARD

- More interaction is encouraged as it can lead to expedited resolution of issues

- HOA Board President gave some examples of recent communications that led to resolutions:

1) The fence that screens trailer park at south side of community was finally repaired after being broken for 3 years (Board was unaware of the issue until recently) -

A community member noted during the meeting that the individual who had damaged the fence had actually contacted S&A Homes when the damage occurred, offering to pay for the repair; however, this fact was never conveyed to the Board when S&A turned the HOA over to the community members.

2) A community member's lost cat was recently rescued and returned to its owner when another community member reached out to a Board member regarding the injured cat living underneath his deck.

UPDATE ON EAGLE ROCK "PHASE 2"

- HOA Board President outlined again the potential danger that had existed with Phase 2

- A community member asked about the purpose of the retention pond. Answer: It holds the runoff from the mountainside, the Eagle Rock properties, and the storm drains.

CELL PHONE NUMBERS FOR COMMUNITY MEMBERS

- HOA Board President emphasized the importance of having community members' cell phone numbers on file in the event that an emergency situation arises, whether community-wide or localized to a specific area of the community. Emergency situations can include fires, matters of crime, and other safety issues. Cell phone numbers will not be published in any way, or shared with anyone outside the HOA Board.

HOA TREASURER POSITION

- Bob Allee has volunteered to fill this position when Tracey Simpson resigns
- HOA Board President presented Bob's bio to the meeting attendees:

Bob Allee

- * Graduated United States Military Academy at West Point
 - * 8 years in the Army both as enlisted and as an Officer
 - * His final rank was 1st Lieutenant
 - * Currently working at Citi Corp as a Fraud Risk Executive
 - * Resident of Eagle Rock since 2011
- A vote was taken to approve Bob Allee taking the Treasurer position. Approval was attained by a unanimous vote of attendees

INDIVIDUAL COMMUNITY MEMBERS' COMMENTS & CONCERNS (Open Discussion)

1) Gunfire from areas adjacent to the community

- PA State Police have been contacted by HOA Board President and, upon investigation, police have deemed the gunfire to be "target practice that is being conducted in a legal manner"

2) 4-wheelers in "Phase 2" area

- Community member expressed concern as he has been picking up empty bottles/cans of alcoholic beverages, condoms, etc after 4-wheelers have departed the area
- HOA Board President asked community members to text him if/when the 4-wheelers are in the area (717-818-8030)

3) Low lighting at community entrance

- HOA Board President explained that lighting had to be changed to solar lighting when the S&A model home was sold to a community member; the hard-wiring to the original lighting was on the same system as the model home, and being paid for by S&A Homes at that time

4) A community member commented that Greene Township does an excellent job of keeping our streets cleared of snow, stones, etc. The others members agreed!

5) Community members' vehicles parked on street near community entrance

- A community member expressed concern about vehicles that are parked in the street near the community entrance due to the lack of lighting in that area. When turning into the community off of Rte 997 it is difficult to see those vehicles right away, and there is a fear of hitting one of them.
- HOA Board President will ask that community members refrain from parking their personal vehicles in the street. This is also important during the winter when it snows as the snow plows cannot plow effectively when there are vehicles in the street.

Meeting adjourned at 8:00 PM.