

HOA Meeting 7/17/23

In attendance:

Paul Wroten

Ed Hoffner

Bob Allee

Meeting called to order @ 7:09 PM

1st) Update budget for 2023.....

* Bob outlined that our financials are in good order....both our checking & saving accounts have a positive balance and are fine. He also outlined that all bills are current and nothing is in arrears.

2nd) Discuss intersection safety issue.....

* Including parking issue

We discussed, again, the parking concern at the entrance to our development....with parked cars potentially causing a safety issue for people turning into our developmentThe President will send a second friendly reminder about the issue to the homeowner involved.

* Black gap road to be black topped...signage requests...

We discussed the black topping of Rt 997 and the requests that were sent re-reminding PennDot of our needed signage for the safety of our community...Our President sent notes to Green Township on this matter and they forwarded the notes to PennDot.

There was a discussion on having our attorney send a very pointed warning letter to PennDot....Paul will consult the attorney. A point was raised to be mindful of legal costs....there was agreement on cost monitoring of legal services

3rd) My paranoia about retention pond

* No notice given on start of correction of retention..we have asked for a completion timeline and have been told "it depends on the approval of each segment of the project being approved by the over seeing body".....we are continuing to follow up for a better answer....

* We also are looking into inspection costs and frequency of same....along with any other potential cost involved.....that will become our community responsibility once the Retention Pond is turned over to us...

* Finally we will seek legal advice from our attorney on any input we may have if S&A sells any part of section 2....reason being any construction in section 2 may require expansion of the retention pond at the expense of all our homeowners .

4th) Discuss retention pond status...going forward

* Covered above

5th) Discuss how we should handle new people coming into development....

* a welcome package and further info on HOA along with a copy of our covenants will be sent....to any new homeowner.

6th) Vote on having our attorney handle change of address of our HOA....

Vote was taken to have our attorney handle the change of address of our HOA from S&A over to the address of our President....vote was unanimous for approval....address will be changed immediately.

All paperwork for the transition was given to our Treasurer

7th) Four wheelers are back

* S&A has been notified

8th) Any issue or concern brought up by any board member or homeowner to board member:

- Several suggestions were brought forward.....
- Green Township will be notified of the blocked drain at entrance of our development
- EagleRock sign lighting will be checked by Ed Hoffner to make sure it's still working properly
- Fire Department will be notified about the hydrant being covered with weeds...to determine if it's their responsibility or ours to clear the area around the hydrant for better access

9th) We had a brief discussion on planning the Community Meeting mandated by our Covenants in October.....all will review potential dates and come back to Paul with suggestions

Meeting adjourned at 8:00 PM