

## Rittenhouse Square January 19, 2022 Board Minutes

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- Attendance: President Steve Donnell, Vice President Pam Kilgus, Treasurer Kate Hickey, Secretary Becky Price, Members Chris Harrigan, Julie Flay, Lisa McClanahan, Case Bowen Account Manager Kathi Horvath; Absent: Becky Garrity.
- December 15, 2021 Minutes are published and approved, Julie Flay motioned approval, Kate Hickey seconded.
- Financial Report – our fiscal year runs February 1 – January 31. The December 31, 2021 Ending Liability & Equities Balance is \$775,388.77.
- Delinquencies: 12/31/2021 Monies Due \$6,967.35, two units paid up (\$890), balance adjusted to \$6,077.35. One unit in foreclosure (\$4,517.62), another will be going into foreclosure (\$1,125). If those were closed, the delinquency balance would be \$434.73.
- Unit Resale Report: 1674 St James sold 12/17 for \$195k; 1655 Moravian sold 11/19 for \$185k.
- Violations: issues of truck repeatedly parked in front of clubhouse and loud music on Ranstead we're reported with letters sent to correct. On the big snow day, a resident notified us a vehicle stopping in the middle of streets where the resident couldn't drive around it. It is speculated could have been Uber or food delivery service looking for address. Please remind any service vehicles at your unit to appropriately park not to impede traffic.
- Maintenance: gutter work and fascia wrap were done on a Schuylkill unit; VanPelt unit needed downspout elbow repairs, Ranstead unit needed downspout struts. RHS hired new landscape group Five Seasons to cut back ornamental grasses and do Fall cleanup. There was a last gutter cleaning; electrical work done on several streets throughout the area and back pool restrooms.

- Snow Removal: RHS has contracted with Muth Roofing to do our removal. We weren't happy with last year's work, after the learning curve as as often comes about, board members received many compliments on their work.
- Social: The Christmas party was another succes. As always the clubhouse was a sparkling show stopper. Thank you to Pam Kgus, Michelle Keiter, Betty Garbulio, JoAnne Brown and her sister Barbara, Steve Donnell. Taking down the decorations was very appreciatively taken up by board members Julie Flay, Becky Garrity, Kate Hickey and Lisa McClanahan.
- President's comments: there are still a few units who haven't turned in an application for parking tags. Please get those turned in if you have not done so.

Respectfully submitted,

Becky Price, secretary