

Rittenhouse Square Condo Board Meeting Minutes

February 17, 2021

- In attendance: President Steve Donnell, Vice President Pam Kilgus, Treasurer Kate Hickey, Secretary Becky Price, Directors: Julie Flay, Lisa McClanahan, Case Bowen Account Manager Kathi Horvath. Absent Becky Garrity.
- Julie Flay motioned January Board Meeting Minutes January 20, 2021 be approved, Katie Hickey 2nd, all approved. Minutes will be filed for Audit.
- As was motioned by Pam Kilgus during the January 28, 2021 Annual Meeting, \$75k was moved from daily checking to the account of RHS Siding Loan to help pay that down.
- Delinquencies: we are monitoring two major accounts for lien/foreclosure issues. One resident has paid off last of funds owed and lien will be cleared.
- ReSale: end of physical year January 31, 2021 date, RHS had logged 15 total units sold 2020. For the start of 2021, the unit 5109 Ranstead has sold, no price at this reporting. Units don't stay on the market long here in RHS. We look good and are located in a prime area!
- The RHS Directory is being printed!!! It is 8.5x11 size pages in a binder folder where pages may be changed out as units change hands to new residents. Back side of each page will not be printed leaving space for notes until pages are reprinted to change out. The covers are on order and could be delivered for binding in a week. So delivery to residents is coming soon..... like Spring!!! Truly!! 🌸🌷
- Maintenance: many gutters are reported downed, falling, our plan to be proactive in having hangers and long nails checked for age and corrosion to remedy into the future. Weather has played havoc with ice weighing

on gutters and downspouts. Because of icy roofs, repairs are being lined up but won't take place while dangerous conditions exist. There are repairs noted for 1721 Moravian 1690 Van Pelt, 5026 Schuylkill, 5103 Delancy.

- There is an issue of gutter down and a bit of damage to awning at 1684 Van Pelt. Again, weather is an issue for reattaching gutter. It will be discussed with resident on how to best have awning repaired.
- A resident on Van Pelt their gate hinge has come apart from the stationary post of patio fence. St James has rain gutters on eaves that look loose and not draining properly, we will have these looked at. There are ice drips freezing, causing a hazard underfoot at a Moravian residence Steve will work to clear.
- The catch basin at Sansom and Moravian fell into a sink hole and took the grate and rim. Luckily no one hurt nor property damaged, except for the huge hole. Board has approved quote from repair by Sheedy Paving. Layers to secure this properly.
- Violations: there have been a couple parking incidents involving trucks.
- Snow removal this week improved for BrightView attending personally to our residents' and the Board's complaints. The outside contractor help they had utilized was not used this time and workers inside the company did a very much better job keeping us cleared and sure footed.

Respectfully submitted,

Becky Price, Secretary