

RITTENHOUSE SQUARE CONDO BOARD MINUTES

AUGUST 17, 2022

Attendance: President Steve Donnell, Vice President Pam Kilgus, Secretary-Treasurer Becky Price, Members Becky Garrity, Julie Flay, Lisa McClanahan, Kate Hickey, Case Bowen Community Association Manager Kathi Horvath; Absent: Mark Green, Chris Harrigan.

Welcome, from Steve Donnell. Two members absent but we have a quorum to continue.

Minutes from July 2022 – motion to approve by Pam, Lisa 2nd, all approved, Minutes will be filed for audit.

Financials presented, no questions, Becky Price motioned to approve, Pam 2nd, all approved, will be filed for audit.

Delinquencies – end of July 2022 total was \$12,671.02. One unit is in bankruptcy for \$8,555.62. Case Bowen and the board are working closely with authorities handling the process. One unit owner is arrears in paying fines, not paying current association fees. With some misc funds paid up, the total is adjusted to \$12,171.02.

Resale – there were two sales thus far August: 1666 St James, \$215k on Aug 11th; 5108 Sansom, \$185k on Aug 9th.

Maintenance – downspouts repaired, carport roofs, downspouts rerouted to catch basins, foundation water repairs, downspout had to be routed under a sidewalk as a large tree way, acquiring materials took time for gutter on Sansom that had to be replaced instead of repaired after it was taken down by owner.

There will be concrete work done at end August, first demo work, then lay a form, then pour, then parking space lines and unit numbers, 'Visitor' spaces

will be painted on asphalt with white reflective paint so drivers can see when pulling into a space. The cost will be \$55k.

We will make sure a parking map will be shared throughout the community for residents to show guests where they are allowed to park in the resident's second spot, as well as where there are visitor spots. And, as well, residents will be familiar, aside from their second space, where visitor spaces are located so to advise guests.

Kathi thanked several for their volunteering to replace light bulbs throughout the common areas.....Michelle Keiter, Dave and Julie Flay, Steve Donnell. Their efforts are so appreciated!

Michelle also works the directory. It is suggested that the Street listing is put in numerical order instead of alphabetical order so it's easier to look up a neighbor's name.

Landscaping work was done to trim branches overhanging city sidewalks along Bethel and Reed. We still are pursuing final clean up and restoration of the Reed Rd utility work. It is AT&T behind the project, and it is city easement property so we need responsible authorities to respond.

Board member Kate has worked up an idea where Excel spreadsheets could help track progress of RHS projects and maintenance, small and long term. The board will be looking at Kate's work to evaluate how we can implement and share with the community in answer to questions received on project and maintenance jobs.

Pools – we are excited to announce Aqua Pools will be doing the repairs and refurbishing of both pools, plus we will get two Winter covers that should keep out the ducks and excess grit and gunk from collecting. We are in contact to see that appropriate permits are filed for. Work on the clubhouse pool is planned to begin mid September at the latest with completion May 2023. The back pool is not in as bad shape, but needs total deck concrete and a coating of the Diamond Bright Blue Quartz surfacing as well the clubhouse pool will get. Working one pool after the other will give continuity of the work.

Residents reminded that they find the pool gates are not always latched-locked as people coming and going probably assume the gate has latched behind them as they exit. Evaluation and adjustments will be made, as well there will probably be new fence needed with the refurbishment.

Also, pool rules signs are interpreted as misleading or redundant, so clarification of pool rules signs will be reworked.

Violations – as usual, parking issues, also carport clutter, noise issues, signs displayed that aren't allowed.

Steve reminded that many still speed through our streets. We may have to resort to again installing speed bumps. Rittenhouse has families with children who ride scooters, bikes, traverse, and will be out to meet busses for school. Residents need to Slow Down driving and be mindful of all who want to enjoy the common area....Safely.

A resident question on the status of the pickup truck issue....the board has received suggested language from our attorney that is being evaluated to be put to a vote to the community towards changing the Bylaws. There would need to be 75% approval to make the change. This will be presented soon.

Respectfully Submitted,

Becky Price