

Board Meeting Minutes

January 2023

Meeting called to order

Board members in attendance: President Steve Donnell, Vice President Pam Kilgus, Julie Flay, Becky Garrity, Chris Harrigan and Lisa McClanahan.

Absent: Katie Hickey

Motion to approve minutes with the recommended changes: Julie motioned and Becky 2nd Motion approved

Motion to approve financial report: Pam motioned and Lisa 2nd Motion approved and report to be filed for audit.

Delinquent report: Total as of December 31, 2022: \$10923.20

Since that time \$3879.00 was paid bringing the total delinquency to date: \$7044.20

Resale report: one sale since last month 5117 Ranstead selling for \$212,000

Violation report: Complaints of residents walking dogs while not on a leash, parking issues continue to be an issue vehicles speeding and driving recklessly through to community.

Maintenance report: Gutter cleaning has been completed, light post repair has been done on light near 1674 St. Albans and many burnt out bulbs have been replaced throughout the community and bulb replacement is an on going issue as reports come in. Carport roof replacement completed at 5139-5141 Schuylkill. OBA deposits have been made for water intrusion work at four different locations. Deposit to Mae Fence for clubhouse pool fence replacement that will be completed prior to pool opening for the summer. Waterworks has replaced a cracked meter in the pump room at the clubhouse pool. Termite inspection and Sentricon System installed in the area of 5182-5190 Schuylkill.

Question of the definition of what is a Quorum from a resident in attendance was answered.

Comments from the president: Slow down when driving through the community and drive obeying traffic laws and regulations.

A resident reported that prior to daylight on the morning of January 18 that he heard some noise outside and a thud outside behind his condo on Schuylkill St. As he was looking out his window he noticed someone jumping off his patio fence and then discovered that person had probably been on the balcony on his second floor balcony. Another resident nearby also their dog had seemed to be agitated around that time also. A police report was filed. As a reminder if you see suspicious activity report it to the police. Also as a reminder make sure you are keeping cars and doors locked.

Also a reminder to residents who walk their dogs to be aware in the past coyotes have been spotted in the area and that it is right now coyote mating season and the male coyote can be especially aggressive even more so during this time.

AEP lights that are out have been reported numerous times but unfortunately AEP is very slow in making repairs.

Pam Kilgus announced that the social committee will be having a St. Patrick's Day dinner and party on St. Patrick's Day again this year in the clubhouse. More details to come soon regarding times.

One thing that was not mentioned, Board member Mark Green has submitted his resignation from the board. We want to thank Mark for his work on our board.

Respectfully submitted: Steve Donnell