

**Newtown Grant Master Home Owner's Association
Board of Directors Meeting Minutes
April 19, 2017**

The Master Board Meeting was called to order at 7:03 PM.

A quorum was met with seven members present. In attendance were:

Bill McManimon	Estates I
John D'Aprile	Ravens View II
Bob Shaw	Willow Creek/Eagle Trace
Tim Martin	Society Place
Jim Holwood	Heather Wood I
Marianne Fein	FirstService Residential
David Mensah	FirstService Residential

Visitor/Public Comments

John Butler and Colette Hering Ambassadors of Bucks County Water & Sewer Authority (BCWSA) were in attendance to present to the Master Board about homeowner responsibility for the water and sewer lines to their homes/townhomes and condominiums. The purpose of their visit was to offer homeowner insurance against possible problems with their water and sewer lines.

Action: The Board directed management contact the BCWSA and get a clarification of the specific point that BCWSA says their responsibility for the water and sewer lines ends and the homeowner's responsibility begins.

Public Minutes

The board meeting minutes taken at the March 22, 2017 Board Meeting were reviewed and approved. **Action:** The acceptance of the board meeting minutes were motioned and seconded, with all present Board members voting in favor.

Financial Report

The Board reviewed and accepted February's financials. The board ask some questions about administrative fees. **Action:** The acceptance of the financials were motioned and seconded, with all present Board members voting in favor.

Management Report

Management advised the Board that, the call logs and financial reports were available to the Board via FirstService's connect website.

Violations

None reported at this time.

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Contracts

Management advised Board that they had contacted Verizon to attempt to renew their contract earlier than normal, but Verizon told them that it is too early to renew; the contract is set to expire on July 8, 2017 and it automatically renews for two years unless given 30 days' notice.

Action: The board directed management to call Verizon prior to June 8th to negotiate a new contract.

Old Business

There was a discussion about the pool-resurfacing contract with Premier Commercial Aquatics. The contract is complete and has been uploaded onto connect for the Board members to view. The pool water meter has been installed in the pump room. Lucas plumbing is completing the back flow test for the meter. Premier is scheduled to begin this Thursday, 20, 2017 or if rain, Friday April 21, 2017. DW smith has been contracted for project oversight and notified of the new dates listed above.

New Business

There was a discussion regarding Mars Electric's. Mars Electric's will install the new light fixtures on the light poles around the pool the week of April 24th. The lamps are 100lbs each and will require not just a lift, but also two men crew to install each light. Mars has completed the retrofit of light fixtures along the drive to the Clubhouse and the parking lots at the Clubhouse and baseball field.

There was a discussion about bids for two new recreation signs, one from Fisher and one from Miceport. **Action:** The Board accepted the Miceport proposal.

There was another discussion about complaints of drones in the neighborhood. **Action:** The board wants more information on the number and location of drone complaints and a report of available actions to protect individual's privacy.

Event Report

Recreation management went over details of some of the events that occurred prior to the board meeting, such as the family movie night, Easter egg hunt, and also informed the Board that Yoga would be returning to the Clubhouse. Recreation Management also request the change of the price for the "Newtown Grant" vanity plates and approve an increase for the budgeted money towards the Easter egg hunt.

Action: The Board was happy with the attendance for the family movie night, Easter egg hunt and the restart of the Yoga class. The Board approved an increase for the budgeted money towards the Easter egg hunt. The Board also approved a new lower \$10.00 price for the "Newtown Grant" vanity plates.

A motioned was made and was seconded to close the Master Board meeting. It was unanimously agreed upon.

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The meeting was adjourned at 9:20 PM.

The next meeting of the Board of Directors will be May 17, 2017 at 7:00 p.m., at the Clubhouse.