

**Newtown Grant Master Home Owners Association
Board of Directors Meeting Minutes
May 16, 2018**

The Master Board Meeting was called to order at 7:11 PM

In attendance were:

Bill McManimon	Estates I
John D'Aprile	Ravens View II
Bob Shaw	Willow Creek/Eagle Trace
Rich Selah	Fawn Hollow
Barbara Firestone	Society Place
Yan Sadler	Quail Creek
Jim Holwood	Heather Wood I
Marianne Fein	First Service Residential
Jessica Maldonado	First Service Residential

Visitors/Public Comments

Rebecca Koo – Heather Wood I cluster commented on new resident welcoming. The Board discussed the current procedure of Resale Packages including all rules and regulations, the open website along with the cluster websites were managed by FirstService. The Board discussed the welcome follow up letter if a new owner has not filled out the census sheet at settlement asking to place them on the email list. The Master Association also has welcome baskets delivered to each new homeowner's home that contains gifts and coupons from local vendors. This is distributed by Bucks Welcome Group. And finally, each summer, the Association holds a New Resident Breakfast with donuts, muffins, coffee and information about events, pool passes, ERB procedures, rules and regulations, listing of local restaurants, hospitals, schools, places of worship, etc. The first one this summer is Sunday, June 3rd.

Public Minutes

The Board meeting minutes taken at the April 18th, 2018 Board Meeting were approved.

Action: The minutes were accepted with one correction to the number of attendees.

Financial Report

The Board reviewed, discussed, and accepted April financial reports.

Action: The acceptance of the financial reports was motioned, then seconded with all present Board members in favor.

Management Report

The Board reviewed, discussed and accepted management report.

Project/Updates

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The Board reviewed, discussed and accepted changes for the fall bathroom project. The accepted fixtures are as follows:

Bradley Shower Doors – Charcoal Gray (S215)
Dekton Solid Countertop – Blaze
Schluter Cove Base – Aluminium
Sconces – Elan Izza LED

Old Business

- Updated Master Rules and postcard accepted
- Eagle Scout Project- waiting to hear from Pablo
- CD rates with Ozark approved
- Bathroom Updates- final decisions made

New Business

- Complaints of weeds at entrance
Action: Plan in order to get rid of weeds
- Softball update
Action: Releases must be signed in order to play
- New ADR law
Action: Board approved Attorney suggested ADR policy to be created in response to the new PA law requiring an Alternative Dispute Resolution (ADR).

Event Report

Event Report was reviewed by the board.

Recreation Manager went over upcoming events at the clubhouse including Summer Block Party, Flick n Float and Silly Spoons cooking class for kids.

The Master Board Meeting was motioned to be ended, it was seconded and was unanimously agreed upon.

The meeting was adjourned at 10:04PM

The next meeting of the Board of Directors will be June 20th at 7:00 PM held in the Club House Conference Room.