

**Newtown Grant Master Home Owner's Association**

**Board of Directors Meeting Minutes**

**July 20, 2016**

The Master Board Meeting was called to order at 7:06 PM.

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

|                    |                          |
|--------------------|--------------------------|
| Bill McManimon     | Estates I                |
| Alex Bartos        | Fawn Hollow              |
| John D'Aprile      | Ravens View II           |
| Chip Bromley       | Whispering Wood          |
| Bob Shaw           | Willow Creek/Eagle Trace |
| James Holwood      | Heatherwood I            |
| Dave Cote          | Ravens View I            |
| Yan Sandler        | Quail Creek              |
| Margaret Chleboski | Guest/Homeowner          |
| Marianne Fein      | FirstService Residential |
| Matt Bair          | FirstService Residential |

**Public Minutes**

The public minutes of the June 15, 2016 Board Meeting were approved, with one correction of a date at the end of the minutes by all Board members in attendance at the June meeting.

**Financial**

FirstService CD rates reviewed. Marianne to call Covenant about teaser rate for September maturing CD.

Marianne reminded the Board that the savings in the Landscaping is due to the landscapers mow every other week, for the past 6 weeks. However, we might need to go back to every week with all of the rain.

**Correspondence**

73 Jonquil stated that there was drug use on the playground. She requested for more cameras. It was also suggested by Marianne to increase the quality of the cameras, if we get new ones.

**Action:** The Board voted against purchasing new or additional cameras due to the cost of the cameras and installation in addition to reviewing tape obstacles. Homeowners should be directed to call police for such incidents.

Marianne stated that tree violations are almost completed. One final property has two dead pine.

### **Bids:**

The Board discussed the raising of the cement block bids from BQ Basement and Rock Solid. Both methods will eliminate the trip hazards at the bridges by raising cement blocks. BQ proposes raising 25 blocks and Rock Solid suggested mud jacking of 12 blocks. **Action:** Board asked Management to go back to contractors and find out why the contrast in number of blocks.

Management/Marianne updated the Board on the LED proposals stating she contacted Peco about the reimbursement program. PECO's program ended and does not know the new rebate. She asked PECO if they last 10 years. They told her that they have not been using them that long to know yet. **Action:** The two bids were discussed further and tabled until new Peco reimbursement program materials are available.

### **Guest:**

Margaret asked if we have a long term plan on recreation area. Board reviewed financial long term strategy and recent Reserve Study. Specifically, Margaret offered to chair a committee to long into community interest into a pickle ball court, putting green, Dog Park, etc.

Board suggested that in the next Mass email we take a poll of what is used and what people would like to use in the future.

### **Miceport**

The Board reviewed a new marketing campaign and website proposed and accepted by Miceport. Much work still to do on look and content. **Action:** Contract signed, meetings to be scheduled with Board liaison, Bill McManimon and Miceport.

### **Snow Marker Purchase**

Board approved purchase of 4 packs of snow markers proposed by Township Public Works to mark problem areas and bus stops in community during snow season. Not to be installed before November.

Marianne asked the Board members to add to the list of problem areas to be submitted to Township before next snow fall season.

### **Concrete Repair in front of Clubhouse:**

Board reviewed the 5 bids on concrete removal and replacement along with addition of landscape bid. Management stated that the window to work on the concrete would be in October, after Pool closed, after Garage Sale, before Election Day/Polling and winter weather. **Action:** Board tabled discussion until Board could review area again in daylight.

Tree Report:

Board reviewed and discussed tree report from landscaper. Action: Board requested trees are marked with ribbon/tape so that Board can review the exact tree discussed/proposed for trimming and/or removal.

Sink holes: Management reported that Franc Environmental was out to investigate the three sink holes behind 75 Magnolia and Franc believes these sink holes are directly related to storm sewer drain below. The three are spaced perfectly based on prior work to storm sewer lines in the community. **Action:** The Board voted for fixing the sinkhole problem and accepted bid from Franc Environmental

**Township and PA DEP storm water management information** reviewed by Board. Action: Board voted in favor of placing information on the Facebook page for distribution.

Board requested a bid from Kaiser on weed killer for North/South drive street/curb line. Management to also contact Township since they are responsible for road maintenance in Newtown Grant.

### **Event Report**

Matt Bair reviewed the monthly event report with the Board of Directors. An adult Float Night was rejected and asked Recreation Managers to contact single group about this idea.

**Action:** The board said yes to the shred event, if we can find a sponsor. The Board liked the idea of doing it during the Meet and Greet.

The Board requested mice traps be set by Recreation Managers rather than exterminator.

Marianne stated that three trash can stickers were missing. **Action:** Board asked Management to replace.

**Action:** The Board said to see what the interest is for 55+ Kickball.

The Board discussed a request from the Estates II Board to offer an opinion on an air conditioner violation. **Action:** The Board voted to offer two ductless air conditioner options to the homeowner that would work better for cooling problem area and comply with the rules.

**Action:** Board asked Management to purchase one of the LED lights discussed at last meeting to see if appropriate for entrances before purchasing for all entrances including Fawn Hallow.

Management reviewed Pool happenings to date including lifeguard Sean Safko saving a choking baby by performing Heimlich, baby pool closure for 3 hours from Board of Health due to chemical imbalance. **Action:** Board voted to write a letter of Commendation to lifeguard for lifesaving actions and reviewed baby pool issues. **Action:** Management to always send out email blasts about baby pool closure no matter how small a time frame. **Action:** A follow up meeting between Marianne and Pool Manager/Cindy to be scheduled.

The Master Board Meeting was motioned to be ended, it was seconded and was unanimously agreed upon. The meeting was adjourned at 10:00 PM.

The next meeting of the Board of Directors will be August 17, 2016 at 7:00 p.m., at the Clubhouse.