

Newtown Grant Master Homer Owners Association
Board of Directors Meeting Minutes
October 16, 2019

Members in attendance:

Bill McManimon; President
Rich Selah; Fawn Hollow
John D'Aprile; Ravens View II
Tobi Forman; Raven Views I
Jim Holwood; Heather Wood I
Yan Sandler; Quail Creek
Natalie Fries; Community Manager, FirstService Residential
George Slifer; Rec Manager

Guests attending:

No Guests in attendance

The meeting was called to order at 7:00pm by Bill McManimon.

Approval of the Meeting Minutes – Motion to approve the minutes from September 19, 2019 subject to two name spelling corrections made by Rich Selah. Seconded by Tobi Forman. Motion passes. All in favor.

Management Report:

Natalie Fries suggested we move on to the agenda as everything in the report is on the agenda.

Old Business:

Security Camera Proposal – Proposal received from Click It for \$8125.00 – see proposal on file. Eastern PA will also be providing an estimate.

Trash Removal Contract – Proposal submitted by Leck Waste Services for \$110.00 per week and \$165.00 in the summer. White Tail proposed the same amount. The Board suggested we stay with McCullough and report any further issues if any

Basement Door, Window Replacement and Banquet Room Closet Doors – Estimate submitted by Lemus Construction for \$2225.00. The Board approved to move forward with the replacements which will be funded by the reserves.

Garage Sale – John D'Aprile commented on the garage sale stating that it was not well attended and more advertisement is needed for next year.

New Business:

Dead Tree Removals – Lopez Landscaping provided estimates to remove 5 dead trees and grind stumps for \$2050.00. The Board requested that Pablo put yellow tape around the trees so they can identify them before they are removed. Discussion was held on replacements for all or some of them after they

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are identified. The Board also approved Lopez Landscaping to remove dead shrubs at 413 entrance and removing street weeds along N/S Drive for \$400.

Pool Furniture – Approval for Pablo Lopez to purchase tarps and cover the pool furniture for \$150.00 plus the cost of the tarps. Discussion was held on replacement of broken chairs but the lounges will be thrown away. Suggestion to order more tables, with more umbrellas was also discussed. Management will contact Frankford Umbrellas and get prices for tables and umbrellas.

Proposed Letter for Solar Panels – The Board suggested publication in the newsletter advising owners of the Boards support in solar panel installation for any owner that wants them. Current Legislation does not include installation on multi dwelling units (townhomes). The Board will encourage owners to call local state assemblyman to pass of solar panel legislation and include townhomes. The Board intends to send a letter to local assemblyman on behalf of the Association.

Feeding Deer – Publication to be in the next newsletter about the hazards of feeding deer.

Bucks County Memorial Fund for Fallen Officers – The Board approved a \$100.00 donation.

The next meeting is scheduled for November 20, 2019 at 7pm.

The meeting was adjourned at 8:00PM by Bill McManimon.

The Board then proceeded to go into Executive Session.

Respectfully submitted by,
Natalie Fries, AMS, CMCA, PCAM
Community Manager