

**Newtown Grant Master Home Owner's Association
Board of Directors Meeting Minutes
October 18, 2017**

The Master Board Meeting was called to order at 7:00 PM.

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

| | |
|-------------------|--------------------------|
| Bill McManimon | Estates I |
| John D'Aprile | Ravens View II |
| Dave Cote | Ravens View I |
| Bob Shaw | Willow Creek/Eagle Trace |
| Barbara Firestone | Society Place |
| Rich Selah | Fawn Hallow |
| Jim Holwood | Heather Wood I |
| Yan Sandler | Quail Creek |
| Marianne Fein | FirstService Residential |
| David Mensah | FirstService Residential |

Visitor/Public Comments

The Board met with Scot Seifer regarding the Newtown Grant Garage Sale going forward. After 10 years of dedication to running the yard sale, Brandon Wind is stepping down. Scot is a former resident and has been involved in the yard sale for years even as a non-resident. **Action:** The Board voted to keep the management of the Garage Sale in 2018 and forward in-house with the Recreation Managers and a Master Board Member as oversight.

The Board met with Brian Ward and Andrew Kanetsky, American Pool to review season, discuss notice to non-renew and how to approach next season. The Board also discussed final payment and closing of the pool. **Action:** American Pool agreed to remove leaves prior to closing the pool the very next day. Discussions about final invoice amount, credit amounts, and number of lifeguards was discussed. A meeting will be scheduled in two weeks to finalize all issues.

Public Minutes

The board meeting minutes taken at the September 20, 2017 Board Meeting were approved after all Board members reviewed and updated one issue. Bob Shaw was a proxy, but not in attendance of the September meeting. **Action:** The acceptance of the board meeting minutes with the attendance update was motioned, then seconded, with all present Board members in favor.

Financial Report

The Board reviewed, discussed and accepted August financial report. **Action:** The acceptance of the financial was motioned, then seconded with all present Board members in favor. The Board voted to close the Penn Community CD that was maturing and open a Monument CD for 15 months at 1.65% APY.

Management Report

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The Manager, presented to the Board, a complaint about the flag pole lacking a proper light on the American Flag. **Action:** The Board asked the Manager to have the LED light replaced as the battery replacement did not work and the pool light is not enough of respect.

Contract

The Board reviewed a bid from DW Smith to create drawings/plans for the new bathroom remodel. **Action:** Management to ask DW Smith to expand on the services covered in the bid. The Board is looking for design services and advice.

New Business

The Board went over the original Rules and Regulations **Action:** All Board members present were in favor of any and all changes to be made. **Action:** The Board asked Management to find out the Township wording of the Noise ordinance and when contractors can begin working.

Two Eagle Scout projects. Two different scouts are working on their Eagle Scout badge. One will work on the landscaping in the Recreation Area by investigating the native plants, finding the formal names and the common names and work on creating a map for visitors to trail and learn about the natural flora as an activity. **Action:** The Board approved this Eagle Scout and Bill McManimon will work with the Scout on providing direction.

The second Eagle Scout suggested he would like to build a GaGa pit in the Recreation center. An octagon wooden shape about 3 feet high from the ground to play a similar kick ball/dodge ball game. **Action:** The Board voted to deny this project for safety concerns.

2016 Audit: The Board reviewed the Audit and would like to know why the auditor is using 2009 Reserve numbers and not the 2016 Reserve Study numbers.

Scout Sponsorship: The Board requested Management find out what liability the Association has by sponsoring the Boy Scout Troop.

Newsletter: The Board requested a "curb your dog article" in the Newsletter. The Board approved the November/December Newsletter for distribution with the one addition.

Bids: The Board reviewed the two Electricity Distribution bids. **Action:** The Board of Directors voted to stay with Peco currently until a full year of invoices can be reviewed to determine full LED light savings.

Event Report

The Board of Directors reviewed the Event Report and discussed the theatre company's breach of contract for the Murder Mystery. **Action:** The Board decided against signing any waivers yet expected a full refund of the deposit from Jest Murders.

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

The meeting was adjourned at 10:20 PM.

The next meeting of the Board of Directors will be November 15, 2017 at 7:00 p.m., at the Clubhouse.