

**Newtown Grant Master Home Owner's Association
Board of Directors Meeting Minutes
November 16, 2016**

The Master Board Meeting was called to order at 7:04 PM.

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

Bill McManimon	Estates I
John D'Aprile	Ravens View II
James Holwood	Heatherwood I
Dave Cote	Ravens View I
Bob Shaw	Willow Creek/Eagle Trace
Yan Sandler	Quail Creek
Michael	Guest
Gail	Guest
Zack	Fire Chief
Tim	Newtown Emergency Services
Will	Fire Associate
Marianne Fein	FirstService Residential
Matt Bair	FirstService Residential

Visitor/Public Comments

The guests were past residents. They complained about the resale process, especially the leasing specific mortgage questionnaire.

Beginning of Meeting

The Board discussed the Leasing Company that purchased a home in Newtown Grant and the need for a Leasing Addendum as stated in the Declaration of Covenants, Conditions and Restrictions for Newtown Grant HOA. The question of whether the HOA approves the lessee was discussed along with procedure for mortgage questionnaires.

Newtown Fire Association

The Newtown Fire Association (NFA) gave an overview of what they do and how they do their job and respond to emergencies in Newtown Grant currently. A power point presentation was used and supplied to management. NFA explained the different units will help each other and work as a team. Their budget can be found on newtownfire.com and there is a Newtown Fire Association Facebook page. NFA believe communication with the Township residents is important and perhaps lacking which caused the Council to discuss terminating relationship.

Meeting Continued

The prospective hire did not show to meet the board.

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Public Minutes

The board meeting notes taken at the October 19, 2016 Board Meeting were approved after all Board members looked them over. **Action:** The acceptance of the board meeting notes were motioned, then seconded, with the majority of present members in favor.

Financial Report

The Board discussed the October financial reports and asked management to provide CD rates for the next CD maturing December 3rd. The Board reviewed the Bank Analysis provided by FirstService Financial showing ways to increase the money market rates. Rates and options provided by FirstService Financial include no charges or fees at all. The board wants to take the \$226,000 and to take a portion of that and put it into a cd for 18 – 24 months. The board said to take the interest out when the cd matures. **Action:** It was motioned to approve the finances. It was approved.

Management Report

Violations

The board asked to get a copy of the tree violations from Estates IV and Eagles Pointe.

Contracts

A discussion was had about the expiring contract of Poopie Scoopers, which ends at the end of December. **Action:** The board will increase Poopie Scoopers' wages at the beginning of 2018.

Old Business

The board said that we need to move forward with Miceport for a January 1st start. Bill to send notice to current vendor.

Pool resurfacing bids were reviewed and discussed. More bids will be received before a final decision is made.

New Business

The Board reviewed two proposals from electricians on either retrofitting current parking lot lights or installing new LED lights to save on electricity. The proposals show a \$650 rebate from Peco for moving to LED lights. **Action:** The Board turned down the bids for new lights at North entrance and exit as well as Marigold entrance due to cost. Also, the Board turned down the bid for replacing current flag pole solar light with an electrical light. The Board voted to change out solar light batteries or solar light itself rather than dig under parking lot to run a new electrical light. The Board did approve the Mars Electric bid for installing a new exit light at South entrance and replacing Recreation sign spot lights with LED spot lights.

The board wants management to ask Kaiser what the wood stumps are when entering Marigold.

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The Board reviewed the painting bids for inside of clubhouse. Action: The board asked management to get the pricing for remodeling all four (4) bathrooms. The Board would prefer to hold off on painting until a decision is made on bathroom remodeling.

Event Report

Recreation management asked the board whether they would approve a Coffee & Acoustic Music Night. Action: The board approved. However, they want to keep it open to all in the community and not let it become a private party. Otherwise, they should be charged for using the banquet room.

11:13 PM Executive Session:

The next meeting of the Board of Directors will be December 21, 2016 at 7:00 p.m., at the Clubhouse.