



Annual Meeting Minutes

11:00 AM June 4, 2022

Minutes recorded by:
Ryan Neenan

Meeting Held at Wallenpaupack
Middle School, Hawley PA

Board Members Present:

Secretary – Ryan Neenan;
Treasurer - Alissa Weiss;
Sgt Arms - Lou Lombardo;
Alternate - Bob Geis

Not Present:

Vice-President - Rich Klein;

1. Call to Order: 11:12 AM.
2. A quorum has been established. A total of fifteen (15) proxies were received by the board. Twenty-one (21) lot owners were in attendance representing twenty-three (23) lots. Including board members, a total of thirty-five (35) persons were in attendance.
3. Introduction of board and committee members.
 - a. The board thanks former President John Scagliotti, who retired from the board in January, for all his years of service and guidance.
4. Treasurer's Report and Future Expenditures
 - a. Two new sub accounts – Money Market established to gain interest.
 - b. Social Committee Account is also new.
 - c. Road Sealing
 - i. Will be done in Early Fall to patch cracks
 - d. New Road Signs
 - i. Additional speed limit signs have been purchased.
 - ii. Members will install in the coming months on both Blue Heron Way and Wedgewood Drive.
 - e. Possible Barrier for Wedgewood/Springwood connection – more discussion needed, will be covered under general maintenance
 - f. NPDES – added an annual fee of \$500. This fee is nonnegotiable as long as we have the NPDES permit.
5. Social Committee Report
 - a. Past Events
 - i. October Picnic – 43 people attended
 - ii. May Yard Sale – 7 families participated (a drop due to rain date)
 - iii. April Paupack Watering Hole Event – 19 attendees
 - iv. Several welcome baskets delivered. The committee asks that any member notify them of new homes or new move-ins so they can deliver baskets as soon as new residents are settled.

- b. Upcoming Events
 - i. July 15th – Harmony in the Woods Concert – See email or website for details.
 - ii. Mary Ann Requests Emails for any interested members
bhwsocialcommittee@gmail.com
 - iii. Bulletin Boards at both areas with information are continuously updated by the committee.
 - iv. Pickleball leagues – new courts in Hawley Park. Try it out session on Friday June 10th at 10 AM. Just show up and learn. If you can't make this date, email social committee and someone will meet and show you.
 - v. Basketball – Over 50 basketball league in Hawley Park – looking for interested members to form a team.
- 6. ARC Committee Report
 - a. A few houses are still under construction. All is going well, and all builders are following ARC process.
- 7. Adoption of New Rules Regarding Rentals
 - a. New Rules are on website. Added sentence to clarify that short term subletting is the same as short-term renting and is still not allowed.
 - b. Questions: Difficulties in enforcing –
 - i. Board is hopeful the number of renters will be low enough that a volunteer can keep track of any applications.
 - ii. It may come to a point where the board will need to hire an outside agent to enforce and/or keep track of rentals.
 - c. Questions: Does the board invite danger of being sued for this rule?
 - i. The board admits anyone can sue and the case law is thin, but many HOAs are moving to ban short term rentals.
 - ii. The owners that were renting have stopped.
- 8. Future Fine Structure
 - a. The board intends to modify our fine structure in order to make fines stronger to deter anyone from breaking our rules and regulations. This work will come soon and requires a membership vote since it is a bylaw
- 9. Elections – 2 Members up for reelection – Open Seat, which was John's whose term was finished by Bob and who is going back to being an alternate, and Lou.
 - a. Lou is willing to run again.
 - b. Tom R. is also willing to run for the open position. Tom is not present, but Alissa will read a short bio to the membership.
 - c. Floor is open to anyone who is willing to run.
 - i. No one else volunteered.
 - ii. No formal vote necessary, Tom and Lou are elected to serve a 2-year term
 - iii. Mary Ann is willing to act as an alternate in addition to Bob.

- d. A reorganization meeting will be held in the future for the new board to organize and elect officers.
10. Caterpillar issue
 - a. Caterpillars are especially bad this year in BHW
 - b. Board and POA members are contacting government agencies to see about spraying.
 11. Problem with dog waste. Members want to remind all residents to pick up your dog's waste.
 12. Landscaping – side of road mowing has been declining in quality. Bushes need to be moved from sign.
 - a. Contract is in the process of being established.
 - b. Question – Is it possible to include getting rid of stones on road – possible next year addition?
 13. Adjournment at 12:20
 - a. Motioned and Seconded by members.

Respectfully Submitted,

Ryan Neenan

Secretary