



**Board Meeting Minutes**

**6:00 PM October 4, 2022**

**Minutes recorded by:  
Ryan Neenan**

**Board Members Present:**

President – Tom Regenski;  
Vice-President – Mary Ann Lewis;  
Secretary – Ryan Neenan;  
Treasurer - Alissa Weiss;  
Sgt Arms - Lou Lombardo;  
Alternate - Bob Geis, Ellen Geis

**Not Present:**

**Non Board Present:**

1. Call to Order: 6:05 PM.
  - a. The meeting was called to order by President Regenski
2. Prior Minutes Approval
  - a. Regenski motions to approve minutes from last board meeting in July. Lewis seconds. No objections.
3. Financial Review: Dime Banking accounts are up and running. Financials are in good standing.
4. Old Business:
  - a. Tree Cutting Incident is resolved at this point. No further action is needed from the board at this time.
  - b. Invasive Moth Issue. Forester was contacted in September to come and do a density estimate. Prelim indications point to a bad situation in 2023. Because of the drought this year, he suggests we do spray in 2023. Private spraying is needed. Contact in Gettysburg. Mary Ann contacted in spring to put us on list for 2023. They will contact in early winter to move forward with contract and will give price. Ballpark: \$30 an acre, but less if acres increase. Pay in April/May when spraying happens. Special assessment may be needed to pay, but that will be decided when the price is given in 2023. Suggestion: get at least one more bid. Tom will contact someone from Hemlock to see who they used, and perhaps how effective it will be.
    - i. A flyer or some other notification will need to be sent when the date is picked so all owners know of spraying.
  - c. Tar/Seal Cracking. Tom has been trying to get someone but no luck. Bob says the mailbox area off Blue Heron Way needs to be fixed. This needs to be done before winter and is now urgent. Several members will try and get bids on fixing roads. Assigned to the newly formed Public Works committee.
  - d. Shrubs/Signage. Alissa has reached out to fix our Blue Heron Woods signs. They will be fixed, not replaced. Harrison Signs in Tyler Hill, PA is doing work. Shrubs cannot be transported, they will die, so shrubs will be removed with fall cleanup by JML
    - i. Mary Ann researched new landscapers. Forest is part time only at this time. They look to be full time in 2023. Another, Tyson’s Lawn Care, is new as of 2022, but does not have manpower to do our community. More investigation

- will be done to possibly get a new landscaper. We will also ask present contractor for a new contract.
- ii. A list of needs for a contractor needs to be done. A committee should be formed to come up with a better list. Assigned to Public Works committee.
- e. Fines. Need to establish a committee to establish better fine language.
    - i. One fine was sent out. The fine was not paid. A second letter will be sent and if payment is not received by established date a lien will be placed on the property.
  - f. Barriers between Wedgewood and Springwood. Steel Cable? Do we need a sturdier gate? Lou will reach out to someone to get a bid and see what the price would be for different options. A total of three gates might be needed.
  - g. We did not check with Forest Fire Company on checking the cistern and making sure the alarm works. We need to contact them. Tom will check alarm to make sure it is still working.
  - h. Speed limit signs are still not installed. Installation should be done asap. Do we have enough? Are they one or two sided?
5. New Business:
- a. Future Establishment of Online Payment Portal and Paypal. Tabled Until the next meeting to discuss fees.
  - b. Social Committee: Picnic was cancelled due to weather. Possibly tie this in with the annual board meeting. Move inside to avoid weather issues. Ten welcome baskets have been given in about the last year.
  - c. New Committees:
    - i. Public Works Committee: Bob and Tom will begin the committee and focus on the paving/sealing situation first.
    - ii. By-Laws: Fine Structure to consider future changes. More work on this possibly in the future. No discussion on fines at this time.
  - d. Issue: contact of resident to move car for sale off Route 6.
6. Future Meetings: Quarterly at least. Next meeting TBA probably in January 2023
7. Adjournment: With no other business, the meeting was adjourned at 7:35. Motion by Lou, seconded by Bob.

With Respect,

Ryan Neenan

Secretary