



Board Meeting Minutes

5:00 PM January 30, 2024

Lewis Residence

**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; (Online)
Alternate - Bob Geis, Ellen Geis

Not Present: None

Non Board Present: Rebecca Rivera (ARC)

1. Call to Order: 5:02 PM.
 - a. The meeting was called to order by President Regenski
2. Approval of Minutes – The minutes from the last meeting (6/28/23) were motioned to be approved and submitted. Motion to Approve: Regenski. Seconded by Weiss. Minutes approved and will be posted online by Neenan.
3. Old Business
 - a. Liens (Weiss) – Never filed by Lawyer in the Summer. Updates were sent to lawyers. Liens now occur a fee per lien to file. Discussion will be needed in the future of whether filing liens is worth the price. There are currently five liens. They need to be renewed every 5 years.
 - i. The ARC Committee needs to be made aware of these liens so they are settled before applying for a potential building permit on these properties. Language needs to be added to the ARC Handbook.
 - b. NPDES Renewal (Weiss/Regenski)
 - i. In July and August, much discussion was made online about the NPDES Renewal. This included several meetings with Kiley, the PCCD, and its affiliates. As recorded by the secretary, on August 3rd, the board voted 5 YEA to 0 NAY to approve renewal. The new Permit was done early to avoid rising costs. The renewal is good to June of 2029.
 - ii. Major Differences Since Last Renewal: New Application Fee ~\$2000. This will repeat on next potential renewal in 5 years. Negotiated 50 Acres of Disturbance over the next 5 years. We chose a larger number because it was fiscally beneficial. The fee from Kiley was less than \$1000 since very little new surveying was needed.
 - c. Road/Crack Sealing Bid (B. Geis)
 - i. As recorded by the secretary, the board voted 5 YEA to 0 NAY on September 28th via email to approve the Road Crack Sealing Bid procured by the Public Works Committee. The Committee is very pleased with the selected contractor's work.
4. Committee Updates:
 - a. Finance Report (Weiss)

- i. Over \$19,000 in overdue dues and fines at this time. The majority is from the five liens that have filed.
 - ii. Treasurer Weiss went over account balances. Budget wise everything is on track and going as planned.
- b. Public Works Committee (B. Geis)
 - i. Snow Removal Contract is Up for Renewal
 - 1. Current Contractor – CatManDo has been contacted for a bid.
 - 2. The use of “salt” is in the wording of the contract. But salt is not used now. Should this wording be changed?
 - ii. Road Repairs.
 - 1. Two sinkholes on Woodcrest Drive. This poses a safety risk and needs immediate action. Bids will be sought ASAP.
 - 2. Blue Heron Way and Decker Creek have areas that are settling that need future attention. Bids will also be sought but will be prioritized behind Woodcrest issues.
 - 3. Blue Heron Way has an area that needs milling and resurfacing.
 - iii. Sign Repair
 - 1. Wedgewood Drive Entrance sign needs to be fixed/repainted, and the solar device needs to be fixed. (Harrison Signs, Tyler Hill PA will do repair work). Estimation of at least \$500 to fix, but may be more.
 - 2. Replacement of Private Community Speed Limit Signs, as they have badly faded. They need to be replaced. Discussion by the Public Works Committee about exact wording on sign will be done. A “flip up” sign that attaches to the main sign for a spring thaw Heavy Truck ban is also under consideration to be added to these signs.
 - iv. Drainage Retention Areas (Toured by Committee around 1/6/24)
 - 1. Removal of Vegetation needed from Ponds and Embankment Areas
 - a. Was the Decker Creek Retention Pond Downgraded and still needs repair? Lombardo will check with former President Scagliotti if we have documentation.
 - 2. Gates are needed to control access to these areas.
 - a. Action needs to be done, preferably this spring. 3 Gates (Ignoring Springwood due to its small size for the moment) will be rebid, with hopeful action this spring.
 - v. Brush Removal
 - 1. Trees on some properties are slanted and are interfering with roads. The board decided that reaching out to these property owners to take trees down is needed. This will be done by the contracted roadside clearing already paid for; the owners will not have to pay for removal. A list of affected properties will be made and a mailing list will be made for a future mailing.
 - vi. Thaw Restrictions

1. Research by K. Duddy was presented to board. Action to add Thaw Restrictions to trucks over 10 tons will be done. Notification on signs will be added.
 - c. Social Committee (Lewis)
 - i. Wine and Dine was successful at the Greeley Inn.
 - ii. A meeting of the committee will be held soon.
 - d. ARC - Rivera
 - i. Issue with homes not being built within the year as stated in the bylaws. The question is what we can do to better motivate builders to abide by this law. Discussion about increase in fee/fine for these circumstances needs to be discussed/decided on.
 - ii. An Update of the ARC Documents need to be made. Neenan and Rivera will update the Documents in the near future.
5. New Business
- a. New “No Trespassing Signs” on lots. Discussion of a limit/ban on signage may be taken up in the future and the annual meeting.
 - b. Garbage Can Collection – Can Collection is required only on one side on Blue Heron Way by Eastern Garbage. This is creating safety issues with cans in the roads. Board will reach out to see if this can be remedied.
 - c. Spongy Moth (Lewis)
 - i. Updated maps of Moth activity from Derrick Beers from Pike County Forestry. Based on this map, he believes the spray was good last year for sure and definitely helped. But a drought in the spring helped to keep the population present in the area that was sprayed on state land. His recommendation was to do the spraying one more year, to complete the three-year cycle.
 - ii. Spray company was contacted, and a contract is expected soon for a spraying this year. We are not under obligation as of now, but the process is started in case we go forward. 44.75\$ per acre (\$.75 increase per acre from last year.) This will cost about \$26,000 to spray.
 - iii. The question is if this is needed. There is no question that the initial spray worked, but does Blue Heron Woods still have egg masses like some state lands surrounding us? The board needs to decide quick about a decision. The board will investigate if any resident reports large amount of egg masses in their trees. The board will encourage all residents to manually check their land, specifically hardwoods like oak trees.
 - iv. After the report from residents, and once the contract is received from the spraying company, the board will vote on a decision whether to move forward with the spraying.
 - d. Retention Pond Insurance (Weiss)
 - i. Insurance company has not gotten back in the communications about this issue. Future consideration will be needed when an update is given from the Insurance Company.
6. Adjournment 6:54 PM

- a. Motioned by B.Geis. Seconded by Lewis. A future meeting will be scheduled as needed to address the issues put forth in this meeting.

Respectfully Submitted,
Ryan Neenan
Secretary