



## Board Meeting Minutes

7:00 PM 7/7/2025

Lewis Home

Minutes recorded by:  
Mary-Ann Lewis

### Board Members Present:

President – Ryan Neenan  
Vice President – Josh Karausky  
Treasurer – Alissa Weiss  
Secretary – Mary-Ann Lewis  
Members – Kevin Duddy, Ginny Brennan

### Not Present:

Alternate – Bob Geis  
Sgt. Arms – Lou Lombardo  
ARC Committee – Rebecca Rivera

### Non Board Present:

1. Called to Order at 7:07p.m. by Ryan Neenan
2. Annual Meeting minutes from 6/7/2025 were approved by the board via email on 6/8/2025 and was posted on the website.
3. Reorganization – Ryan Neenan asked if any board member would like to switch their position. All were willing to resume their position for the upcoming year.
4. Old Business
  - a. Update on Pathway clearings to the Basins. See attached PWC Committee Report
5. Committee Reports
  - a. ARC (reported out by Ginny Brennan as per Rebecca Rivera) –no updates
  - b. Finance (Alissa Weiss)
    - i. As of 7/7/2025:
    - ii. Operating Account - \$138,849.81
    - iii. Social Comm Acct. - \$330.93
    - iv. Money Market - \$25,417.93
    - v. Alissa reported one of the homes that was delinquent must be selling property. He owes \$3,000.00 so we should be receiving that payment for him to sell.
    - vi. Dues invoices will be sent out around the end of July.
  - c. Social (Mary-Ann Lewis)
    - i. A Light Luncheon was provided directly following the Annual Meeting. Many people stayed for it.
    - ii. The Annual Picnic will be held in the Parking lot on Saturday, September 20<sup>th</sup>.
  - d. Public Works (Kevin Duddy)
    - i. See attached PWC Committee Report reported out by Kevin.
6. New Business
  - a. Ryan Neenan reported there are trees on Wedgewood that are hanging low over the street, interfering with snow plowing and the garbage trucks. Alissa Weiss reported there were trees overhanging the Stop sign on the intersection of Blue Heron Way and Blue Heron Way. Duddy will check into both areas.
  - b. Alissa Weiss reported the mail box numbers are fading. She will contact the Post Master to see if that is their responsibility. If not, she will research cost of replacement.

- c. Mary-Ann Lewis stated the next Newsletter will go out in October, as the Fall/Winter Issue. She asked anyone with ideas for articles to please contact her. Kevin Duddy will contribute an article.
- d. Mary-Ann Lewis shared her concern regarding some of the large fireworks being shot off in the community. Her concern was regarding setting off potential fires in the woods. A discussion ensued regarding Burn Bans enacted by the townships that govern BHW . Alissa will contact those townships, requesting them to notify the board when a Burn Ban goes into effect. We will then email our community, letting them know the ban includes outdoor burning and the use of fireworks.
- e. A discussion ensued regarding why school buses pick up on Rt. 6 at the entrance to BHW rather than use the mailbox parking lot. Ryan Neenan will inquire with Dept. of Transportation. The board felt it would be much safer for the children to board in the parking lot.

7. Next Meeting – TBD in October. Ryan will email the board possible dates as we get closer to October.

8. Adjournment. – Meeting was adjourned at 8:230p.m. by Ryan Neenan and seconded by Mary-Ann Lewis.

Respectfully Submitted,  
Mary-Ann Lewis  
BHW Board Secretary

## **PWC Committee Report**

Basin Access Paths: in progress, should be wrapped up by end of the week. Keystone Consulting to inspect Basin #2 (Decker Creek) on 7/11. Final Basin Inspection Report and PCCD StormWater Management hardcopy plans to be delivered the week of 7/14.

PWC will be organized around 5 major activities for the 2025-2026 budget cycle:

Keystone Consulting BHW Roadway Assessment, starting Fall 2025 into 1st half of 2026. Description: working with Keystone, deliver an overall roadway inspection report and recommendations for future drainage and paving improvements to the entire roadway network, including an improvement area map and multi-year cost estimates.

First Year Basin Cleanup, RFPs to be sent for late Fall 2025 / early Spring 2026 completion. Description: based on the final Basin Inspection Report, prioritize and resolve critical clean up tasks.

Two Year Landscaping and Shoulder Mowing Contract, RFPs to be issued late Summer 2025. Description: current contract will expire in October. Issue RFPs and select service provider for 2026-2027.

BHW Fire Pump / Water Cistern Drill, timing to be determined (possibly late Summer / early Fall). Description: Working with a local Volunteer Fire Department, conduct a fire pump / water cistern checklist and drill, focusing on what happens procedurally in the event of a fire in BHW. This will be open to all BHW residents to watch.

General Maintenance Tasks: tree removal on Wedgewood Drive, and as needed, roadway cracks sealing, drains unclogged.