



Board Meeting Minutes

7:00 PM July 21, 2022

Minutes recorded by:
Ryan Neenan

Due to continued COVID-19 issues, this meeting was held online.

Board Members Present:

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

Not Present:

Others Present:

Sandy Lombardo
Rebecca Rivera
Laurie Vilim
Ellen Geis

1. Call to Order: 7:02.
 - a. The meeting was called to order by Lou Lombardo.
2. Reorganization of Directors
 - a. Richard Klein has submitted his resignation for the board. The board commends and thanks him for his many years of service.
 - i. Rich thanks the other board members for their efforts over the years.
 - b. The board appoints Mary-Ann Lewis to serve the rest of Rich's term. Lou Lombardo motions, Tom seconds. All the board is in agreement.
 - c. Reorganization: Mary-Ann volunteers to take the role of Vice President.
 - d. Alissa, Ryan, and Lou elect to stay in their old positions.
 - e. Tom volunteers to take over the President role.
3. Issue with Renter and Property Damage
 - a. Former Renter Property may have violated rules and regulations in clearing land. Personal property was violated. Owner is not pursuing legal action. Board may need to assign a fine if able.
 - b. The board will consult our legal team to see what recourse the board can take, given the pending sale of the land.
 - c. Excess felled trees should be removed for fire safety issues. Bob is willing to investigate.
4. Reorganization of Fine Structure
 - a. The fines need to be changed. They are too small.
 - b. How much do we increase numbers?
 - c. What other language do we need to add? How long until late charges are applied? How much time before it becomes a lien? Or use terms, per instance?
 - d. Do we need categories – small vs. large etc?
 - i. Perhaps just add a rental category, for violating "rental policy."
 - e. Can this be added to Rules and Regulations? And minor modifications to existing by-laws next year to clean up language.

- i. Consultation with Lawyer needed for language and procedures
5. Road Maintenance
 - a. Oil and Chips is needed near the Blue Heron Way Mailboxes. We will contact a paving company to see what can be done.
6. Barrier onto access road – Wedgewood and Springwood
 - a. A barrier is needed to keep retention pond safe. Ryan will research options.
7. Springwood, pulling out east, hard to see. Trees and brush are blocking sight. PennDOT may need to be contacted as it is on the right-of-way. If it's a large job, our landscaper may need to do it. This is a safety issue; this needs to be done asap. Tom will take care contacting PennDOT
8. Landscapers – need to be contacted again about bush/sign issue and contract. Mary-Ann is willing to contact a different landscaper to do work and to possibly use in the future.
9. Entrance Signs are in need of repair. Alissa will contact for repair.
10. Social Committee Update –
 - a. 2 Baskets delivered.
 - b. Pickle ball did start and play twice a week. Still looking for more people if anyone is interested. Contact the social committee for info.
 - c. Harmony in the Woods was also a success, and everyone enjoyed the show.
 - d. Picnic for this year will happen in late September / Early October
 - e. Potential of open-air pavilion in the mailing area? Investigate budget, size, area, insurance etc.
11. Service of Fire Water Reserve Tank? We should probably contact Forest Fire Department to check on it. Lou will contact them.
12. Moth Update: Mary-Ann has contacted company who will contact us in January if we are interested on having our community sprayed. The board will discuss more when price is available. Board will contact the company to get an estimate in Fall to see what the damage will be in the spring.
13. The board appoints Ellen Geis as a second alternate to the board to replace Mary-Ann's place.
14. Annual Due notices will be sent out next week.

With no more business, the meeting was adjourned at 8:37 PM. Alissa motions to adjourn, Lou seconds.

With respect,

Ryan Neenan

Secretary