



## Annual Meeting Minutes

11:00 AM June 3, 2023

Minutes recorded by:  
Ryan Neenan

Meeting Held at Forest Volunteer Fire  
Company

**Board Members Present:**

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

**Not Present:**

Alternates - Bob Geis, Ellen Geis

1. Call to Order: 11:05 AM by President Regenski
2. Introduction of Board Members by Lou Lombardo
  - a. Resignation in July 2022 of Rich Klein
3. Approval of Prior Board Minutes
  - a. Lou motions, Alissa seconds. Minutes approved.
4. Establishment of Quorum
  - a. 15 Proxies were received before the meeting.
  - b. 23 Members representing 26 lots were present and signed in at the meeting.
  - c. Approximately 22 non board members were present at the meeting.
  - d. Per the bylaws, a 15% Quorum has been reached for voting purposes.
5. Guest Speaker on Groundwater Protection – Rachel Marques from the Pike County Conservation District
  - a. USGS groundwater watch website <https://groundwaterwatch.usgs.gov/> – public info to see information about groundwater levels and information.
  - b. Rachel spoke of various prevention methods to protect both surface and groundwater contamination.
  - c. Well testing is available through the Penn State Extension Services located both in Honesdale and Milford.
6. Old Business
  - a. Spongy Moth Spraying
    - i. Helicopters Applicators completed spraying. Spraying was necessary to prevent destruction/killing of trees which would necessitate individual removal.
    - ii. A malfunction caused a two-day application in the morning in May
    - iii. Future spraying needs will not be decided until the fall when the Pike County Forestry District determines the health of trees in our area. They will advise us if we need another spraying in Spring of 2024.
  - b. ST Rentals/Liens

- i. Rules have eventually been followed by all landowners to the board's knowledge.
      - ii. One member did not follow originally. A lien has been placed on their property.
    - c. Speed Limit Signs Installed
      - i. Completed last Summer
    - d. Reminder of Established Rules/Regulations
      - i. As published in your owner's information and on our website.
- 7. Committee Reports
  - a. Treasurer Report (Weiss)
    - i. Overview of annual budget from last year. Ended year in the black once again.
    - ii. New Year Budget will include the Spongy Moth Spraying plus the possible renewal of the NPDES Permit
    - iii. Motion by Neenan to accept budget, seconded by Lombardo. Budget Accepted
  - b. Public Works Report (Kevin Duddy)
    - i. Accomplishments of the PW Committee reported over the last year, including the shed removal, new landscaping contract with Everklean Landscaping, removal of road shoulder shrubbery, refill of emergency fire suppression tank.
    - ii. Future projects: protective gates for cul-de-sacs, replacement of warning light and siren for tank, monitoring road cracks for future crack sealing.
    - iii. The board and PW Committee hope that a full paving of the road can be put off as long as possible. When it does become necessary, it will be done in sections and will involve a assessment.
  - c. Social Committee Report (Lewis)
    - i. Harmony and the Woods was successful
    - ii. Annual Fall Picnic was rained out twice, bringing about the idea of the picnic after the meeting today.
    - iii. Winter Wine and Dine at the Greeley Inn was also successful.
    - iv. Bowling event did not get a large turnout, so it was cancelled.
    - v. A Pickleball group was established and has been running all summer and fall outdoors, and indoors during the winter. The group will continue this year. All are welcome.
    - vi. Future: Trivia Night planned at the Lodge of Tanglewood in the fall.
  - d. Architectural Committee Report
    - i. Several new houses are being built, but everything has gone smoothly this year.
- 8. New Business
  - a. NPDES Renewal

- i. The board and members reviewed the basics of the NPDES permit, as well as the pros and cons of renewing or not renewing it.
    - ii. The question of renewal will be discussed at a future board meeting after a meeting with the PCCD and an exact cost is ascertained.
  9. Election of Board Members – 3 Positions (Lewis, Neenan, Weiss)
    - a. All 3 have elected to run again.
    - b. The board elicits volunteers who wish to run for the board:
      - i. Josh Karausky volunteers to run for the board.
        1. Lombardo and Regensky read and tally votes.  
Final Tally: Ryan: 20, Mary-Ann: 22, Alissa: 21, Josh: 9
        2. Ryan, Mary-Ann, Alissa are reelected
      - ii. Josh agrees to help out with Public Works and/or ARC Committee
      - iii. Motion to accept votes: Lombardo, Seconded Weiss
10. Closing Remarks by Board
11. Reorganization Meeting Date
  - a. Tentatively scheduled for end of June TBD
12. Picnic Invitation
13. Adjournment 12:35
  - a. Motion: Lombardo, Seconded: Lewis

Respectfully Submitted,

Ryan Neenan

Secretary