

## **DIRECTORS MEETING MINUTES FEBRUARY 4, 2010**

President Hugh Cullen called the meeting to order at 9:30 AM in the Clubhouse. Directors Thelma Becker and Al Roman were in attendance along with Janice Shearer from the management Company and 15 homeowners.

The minutes from the November 17, 2009 meeting were approved.

Hugh thanked Janice Shearer for her work in recovering the water hydrant double payment. Janice stated that the Township again billed unit owners on their tax bill and charged the Association; she will not pay the Association bill.

Hugh stated that the Directors received a draft copy of the Year-End Financial Statements for review. The independent accountant hired by the Association shall review the Statements and prepare our Federal Tax Form. Homeowners will receive the financial information in the May mailing.

Motion to adopt Community Component Responsibility Chart was approved by the Directors. The chart will be mailed to all homeowners to be placed in their Blue Book. The chart delineates homeowner and association responsibilities.

The State denied our grant request for the purchase of tables, TV, grill, and extension of pool deck.

Janice Shearer will again check with the police and PP&L on the accident along Broad Street that damaged our property. Janice will also check with the Township on replacing the crosswalk signs.

The Association shall fine individuals that place trash out before 6 PM the night prior to collection and for unsecured trash. The Board requested that loose trash not be placed in the totes, without using trash bags.

Janice Shearer presented the Management Company report (see attachment).

Gene Early reported for the Architectural Standards Committee stating that they will be inspecting the property again this spring. Gene stated that the Blue Book and website information concerning certain items is not consistent. The Committee, along with Larry O'Malley, will work on this matter. Concern was expressed on the number of homes that need to be power washed due to dirt and mold.

No one reported for the Facility Committee and Hugh expressed concern regarding the Clubhouse rules not be complied with as to parking, lights not being turned off, doors not locked, trash not being removed, and damage to the table insert. A member of the audience stated that it is our homeowners' negligence not outsiders that cause most of the problems. A question was presented to the Board as to the use of the main room by small groups and why they did not use their homes?

Paul Walther presented a proposal to erect a shed for the placement of items used by the Property Committee. The Board approved the request.

Stan Miller reported for the Rules and Regulations Committee.

The Directors thanked Liz Reichwein for a job well done on the winter newsletter.

Beth Goshow's letter of thanks was read regarding the teachers at the West Broad Street Elementary School use of the Lions Gate parking lot for Race for Education Day.

Al Roman stated that parents are picking up students using the parking lot adjacent to the school. Janice will contact the school principal in regard to this matter.

April 20<sup>th</sup> at 7 PM, a meeting to plan 2010 Social Events will be held at the Clubhouse and all are encouraged to attend.

Hugh announced that we will be electing a Director at the May meeting and Al Roman, after serving 8 years, will not be a candidate. Any homeowner wishing to serve should contact Janice Shearer at 215-855-8700 to have her or his name placed on the ballot.

Meeting was adjourned at 10:55 AM.