

Board Meeting Minutes 3/11/2024  
Meeting Starting 7.05pm  
Minutes Prepared by the Secretary Chris Khani

### **Treasures Report:**

Checking Account: \$42,832 with another \$1960 to deposit

Capital Reserves Account: \$62,197.36

Past Dues - \$8100

A letter received from Gonzales that she is sending out a check for \$800

50 people have paid in full

Property tax went up about \$200

### **Subjects of Discussed:**

- Pat and Peter had approved the Feb Board Meeting Minutes.
- The board discussed a new sign for the community and agreed to look into getting a new sign.
- Copies of Nora's keys and folder were handed over to Dominick K., the acting President.
- The board talked about a new signatory for a bank account. Dominick K., acting President, and Chris K., the Secretary, will go to the bank and become a new signatory on the accounts.
- The board discussed the new property owners who live on Ashley, CT, building an illegal structure plus loitering. Dom will speak to the lawyer about our next steps. The board had already reached out to the township for assistance.
- Dom requested access to the Yahoo account. Chris K. will give Dom login access to the Yahoo account.
- The board will seek legal advice on whether the community is liable for injuries caused by kids riding ATVs or four-wheelers.
- The board discussed adding post approval to the Facebook group page and approved Dom's change of posting privileges from freely posting to reviewing status.

- 3080 Pleasant View Drive—There's a leak, and the board has notified the homeowner about it because the leak is on the homeowner's side. However, the homeowner has done nothing about it.
- Next Steps: Send a letter to the homeowner about fixing the leak, or we'll terminate his water.
- The board wants to use Zoom for the next board meeting in April. A trial run will be set up, and if that is successful, then the April 8th Board meeting will be held via Zoom.
- The board is ready to get landscaping bids for – Cherry St, the Lake area, the Pool Area, Ashely Ct, Walnut St, the Well house, and other areas around the neighborhood. Bidders must be insured, and services can be performed every 2 weeks.
- DEP: Look into where we currently are.

Meeting Adjourn 8:12pm

