

MINUTES – GENERAL MEETING – JUNE 25, 2022

MEETING CALLED TO ORDER 2:05 PM: QUORUM MET

Attendees: 8 board members plus 13 homeowners (representing 16 lots)

Secretary: Read minutes from November 2021; Approved without objection or questions (Motion: David Albunio, seconded: Diana Henderson.)

Treasurer's report: Current balances in accounts – approximately \$80k in checking and \$78k in reserve savings. Reviewed outstanding and expected bills through 2022, Overdue Dues accounts. Handout given to attendees with that information.

SUBJECTS DISCUSSED:

Water System: Generator for water system is online. Water leaks have been fixed as they have been found. Roof of pump house & cracks in building need attention. **Ashley Ct:** During July, water lines in the road on the lower portion of Ashley Court will be moved to the south side of the road. *More information will be provided in July's Newsletter.*

Reviewed information about a Water Management Company taking over the water system. About ½ of our dues goes to management of the water system (upkeep of lines, water readings, testing and chemicals). Although that cost would be eliminated from the dues, the price for a water management company was previously estimated to be \$100/MONTH for 2 people = \$1,200.00 per year in addition to dues (This cost has no doubt risen since this estimate was given to us several years ago.) Individual meters would be put on each home. (This does NOT include assessments for upgrading or fixing the system when and as necessary.)

Roadwork: Various places have been filled and patched by volunteers Tom J. and Jim D. There are holes, spidering and giving way at the sides of the roads throughout the community. Placed ads in newspaper and on Facebook Marketplace – no response. Made phone calls to many companies. Only 1 company returned call and placed bid. Total to patch and repave large parts of the community would cost over \$100k.

Ashley currently has many areas that need attention. After the water main work in July, extensive road work will need to be done. We have contracted for complete repaving of Ashley, to be done in August (15-19). Road probably will be blocked at times. We have permission by Becaj (present at meeting) to use their driveway (at the top of Ashley) to access Serfass.

More information will be provided in July's Newsletter.

Drainage: Several areas have drainage issues which cause water to run onto the road, creating a hazard in the winter. Problems include springs coming to surface, crushed or blocked pipes, homeowners filling in drainage ditches or diverting sump pump or existing drainage, and overgrown ditches. Homeowners will be contacted before work commences on their property (on road easements).

Playground: July 9 & 10, starting at 10:00 am, work will be done at the swing area placing wooden retainer, then filling with mulch. **Help wanted.**

Landscaping: We've purchased and set up new benches. 2 more will be ordered. Need help setting them up. Swings need new slats and painted. **Help wanted.**

Several areas would benefit from additional landscaping.

Help wanted – ideas and energy planting and weeding.

Lake: Complaints were made about the current condition of the Lake. We are attempting to have Penn State Extension/Master Gardener/Water Management take a look at the lake to see what can be done that is ecologically sound and without spending a lot of money.

We need to decide what we want to achieve? No swimming can be allowed because of current laws. We could certainly make it look nicer. How much do we want to spend? Will there be volunteers to do the work?

Pool: The subject of the pool was again raised. The Pool was closed in 2015. In 2021, the Board looked into having a new pool built. The costs for installation (between \$150-200k depending on the size), along with yearly costs (lifeguard, chemicals, etc.) and daily work to maintain it was reviewed. Bottom line: Even IF we qualified for a loan of that size (and we probably do NOT), we cannot afford the payment necessary for repayment of the loan or even the additional costs for yearly "upkeep" thereafter, UNLESS WE RAISE THE DUES CONSIDERABLY. That money is not currently in our yearly budget.

Holiday events: Is there any Interest? Ideas and help needed and welcome for a Holiday Committee. Let the Board know if you are interested.

VOLUNTEERS ARE ALWAYS WELCOME FOR COMMUNITY PROJECTS. LET THE BOARD KNOW WHAT YOUR INTEREST MAY BE.

The meeting was adjourned at 3:10 pm.