

Directors' Meeting Minutes **March 2024**

March 21, 2024 / 7:00 PM / Meeting (Zoom and Clubhouse)

OPENING- Meeting began at 7:03 pm

- Pledge of Allegiance & Moment of Silence
- Roll Call- **Directors Present: Treasurer-Dawn Wolset, Secretary-Jessica Knoll, Adam Kochanski, Colleen Rini, John Wolset, Kathy Plebani, Seth Napoli, Julie Renode, Robin Wright, Danielle Wojcik. Directors Not Present: President-Rob Renode, Vice President-Matt Sulock.**
- Greeting – Dawn
- Public Comment - none
- Correspondence - 3 received that Trish read. The first was from property owner Debbie Fiedler about a business at the barndominium house on Fawn Rd. Trish had replied back to that homeowner via email already informing her that the property owner does in fact live there and is not running a business out of it nor is there any indication that there is. The second is from property owner, James Gallo who is planning on building a shed that is over the maximum square footage allowable, and he would like to know the process for obtaining a variance to allow the shed. He was informed that there is no process. It just is not allowable according to our rules and regulations and that he would have to reduce the size of the shed he plans to build. The third is from property owner Bill Terranno. He is very concerned with the “piggyback” of the \$25 added onto the other assessment on our dues. He was also very unhappy with the fact that we incorporated the road dues into our “operational” dues. Adam replied that Rob will provide a written official response to him via email, but that these concerns have been discussed at budget meetings as well as the annual meeting.
- Approval of the Minutes for February - *Jessica motioned to approve the minutes as presented via email and on the website, Dawn 2nd. Motion Passed Unan.*
- Treasurer's Report (Financials posted on website)– Dawn noted that the financials are on the website and asked if there were any questions, which there were none.

OLD BUSINESS

- Electronic Votes since last meeting - There was one electronic vote since the last meeting. *John motioned for a spend not to exceed \$1700.00 for two 30-yard dumpsters from Shamrock Container to be placed at Cross Run Rd to clean up the brush and illegal dumping. The cost is to come from various GL accounts, Dawn 2nd. Motion Passed with 11 answers in favor*
- Bulletin Board “To Do” - There are no foreseen items to be placed on the boards for this coming month at this time.
- Speed Bump/Electronic Monitoring update – Rob has the actual data, and due to his absence, we can not report exact numbers. Adam did hear that there were significant changes in data after the lights were turned on to view the driver's speed. Property owner Mario Scelsi noted that only 1 unit was being utilized and he would like to know when the 2nd one will be put to use as he has concerns reported to him by his neighbors about speeders on Cold Spring Dr. Adam asked that he tell his neighbors to please report their concerns to the office themselves and that they will review the area and take it into consideration. There are 3 steps we are taking when implementing the speed data recorders. 1. install to record data with no visual speed read on screen. 2. Turn the lights on for drivers to see the speed while recording data. 3. Consider speed bumps and solutions in accordance with our budget, time of year, and criteria.
- Status of Leslie Lane Pool – Adam reported that the pool vendor did some work and is scheduled to be back in the spring. Adam also clarified some permit timing questions and assured all that there are no concerns. Property owner, Mario Scelsi thanked Adam for getting the plans uploaded to the website.
- Status of Pool Furnishings – Seth/Adam/Colleen - There has been no progress with this yet as

there is discussion to possibly change the plans to have no furniture in the pool. The other situation is that the purchase of such items need to wait till the new budget starts in April. Dave from our pool contractor did not have any better resources for umbrellas and suggested possible sun shades in the area instead.

- Community Watch Update – Rob was not present
- Annual Meeting Planning – Colleen reported that the mailing including the proxy, bylaw changes, and agenda will be mailed by April 10th. There is a committee meeting coming up for us to finalize the paperwork and plan.
- Mailbox Relocation – Adam spoke with the person in charge of permits and he needs to work on measurements and plans to be approved.
- Website Password - Rob was not present to report. Property owner Mario Scelsi questioned why the events portion of our website does not include the Annual meeting. It was clarified that the events page is for recreation events. Colleen made note to add it to our meetings and homepage of the website.
- Other old business?- none

DIRECTORS' & COMMITTEE REPORTS

1. Communications & Marketing - Colleen is gearing up for the summer newsletter and welcomes all input and ideas.
2. Recreation - Julie mentioned past events such as the St. Patrick's Day get together, the gnome painting, and the Are You Plant Curious? event hosted by Colleen as well as the upcoming pictures with the Easter Bunny event this coming Saturday.
3. Pools - Seth worked with Trish to submit the forms to Strand and is trying to get the pool open on Friday of Memorial Day weekend. He will work this month on getting the dolphin vacuum and poolside furniture.
4. Maintenance - John spoke of normal routine maintenance, including cleaning the clubhouse and bathrooms, setup and clean up from rentals as well as storm incidents, cleaning up trash around the development, and taking all trash to the transfer station. The backhoe was pressure washed, sanded and painted, all the wheels removed and wire wheeled and painted, the frame was also wire wheeled and painted. New front tires were purchased and installed. All fasteners on the playground equipment were checked and tightened. Multiple trees were cut up and removed during storms, and various drain pipes were cleared. Volleyball and tennis courts were set up. Cross Run Rd was cleaned up from all the illegal dumping and the trash was removed. Property owner Joe Bartosh asked how much salt we went through this year. Trish looked it up and we had 3 deliveries totalling \$8,804.60.
5. Asset & Project Management - Open
6. Compliance & Controls – Open
7. Building & Planning - Katherine reported 3 permits issued for lot clearing and new home permits.
8. Roads - Adam will be assembling the photo documentation report with the numbers and conditions for upcoming roadwork. We will be able to make a large contribution to asphalt work and might get more done than planned this year. John mentioned the bottom of the drain pipe on Autumn Ln is rotting and causing the road to start to sink. Adam will look into it. Property Owner Mario Scelsi asked about getting an updated road map. Adam will work on getting it ready for the April Meeting.
9. Enforcement – Adam reported 1 assist in the mailbox area and 1 citation issued for not having a port-o-potty at a new home construction site which has since been rectified.
10. Operations - Collections update - Judgements are certified and we have 26 liens on delinquent lots. There are 14 in the process and we still have 22 lots that we can not locate the property owners.

NEW BUSINESS

1. Other new business- none

Meeting Adjourned - Motion: Adam - 2nd: Jess at 7:45 pm