

Saturday, May 4, 2013

1) Call to Order by Manager

- a) Attendance: Mike Blanchard, Antoinette (Chip) Callori, John Gumina, Ernie Hayfield, Vincent Ricci, Roger Stennett and Robert Temple
- b) Others: Patrick Briegel, Mary Ann Freeby, Charles Vogt and Officer Christopher Shelly

2) Motion to approve Minutes of April 6, 2013 - On a motion by Ernie Hayfield, 2nd by Roger Stennett, the minutes were approved all in favor with spelling correction.

3) Management and Committee Reports:

- a) Management Update - Patrick Briegel reported that although PAWC filed request for rate increase with the PUC, which includes an increase in water charges (but a decrease in sewer) so that the average user would see a net reduction of about \$5 per month, combined sewer and water rates. More research will be done to ascertain the details of the filing.
- b) Finance Committee – Reviewed the first quarter 2013 financials.
- c) Design Review Committee
 - i) Unapproved Pool Installation - Management to send final notice. Board instructed Management to send letter with a request for a seven day response certified with signed receipt requested.
- d) Safety Committee
 - i) Security Report/Officer Shelly's Report - Officer Shelly gave his report of incidents occurring within the community, all of which were either domestic related and/or false alarms.

4) Old Business:

- a) Route 447 Road and Drainage - Patrick met with Darryl Eppley, Stroud Township Supervisor, and reported that Penn Dot will be making swale repairs along Rt. 447 between Brushy Mt and Learn Lane, to address the flooding in that area.
- b) Walking Trail Wetland Permit - Patrick has filled out the required permitting forms and will be submitting the forms after review by counsel.
- c) Infrastructure Grant Application – tabled, no new information.
- d) Cornerstone - the Judicial sale is scheduled for June 5, 2013. There has been no determination by M&T bank yet as to how this is going to be addressed. No word back from the bonding company (which is located in Texas) to the township as of yet.
 - i) Owner Inquiry - Office staff indicated the owner should direct all Cornerstone questions to LTS.

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- e) ROW - Patrick provided a memorandum to the Board. Board members are to review the document and bring comments/changes to next Board meeting to include in the document. No action taken, tabled.
- f) Edible Landscapes - Planting boxes installed. Herbs being planted.
- g) Website Update
 - i) Notification mailing - Management presented a post card drafted for owner notification, on a motion by Vincent, 2nd by Robert, the post card was approved for mailing, all in favor.
 - ii) IT Committee - An operating policy drafted by Mike Blanchard was presented, Management to incorporate Board's suggested changes for review at next meeting.
- h) Clubhouse HVAC systems (bids) - Management presented bids, the Board approved going with the lowest cost and a one-year service agreement.
- i) Owner Proposal for Community Event/ Event Committee - Chip Callori spoke with Linda Neal who expressed not wanting to be on a formal committee but, offered to help run any type of athletic event. Chip Callori, community members Jill Kulesa, Jenny Dougherty and Nora Green are all interested in forming an adult event committee. Michele Harper and Joann Neiman are both interested in Kids oriented club. Chip will spearhead and arrange a meeting between all the ladies to brainstorm what type of events and how to draft a description of the club and proposal requests. Mike Blanchard indicated he had spoken with Linda Neal and she changed her mind and would like to participate. Chip will reach out to her again when scheduling the meeting.

5) New Business:

- a) PAWC notice - Patrick reported that the Club received notice of a proposed Rate Change filed with the PUC by PAWC on April 30, 2013. Management will forward the information to the Board members so they can review the steps to file a formal complaint with the PUC. Chip Callori filed a formal complaint on behalf of the Club during the last rate hike request and Dr. John Gumina attended the PUC hearing at Saw Creek and was one of the speakers in opposition to the rate increase.
- b) Township Partnership for Pocahontas Road Clean Up - Management investigating partnership on road cleanup.
- c) Pocahontas Road Paving - the Township has marked Pocahontas for repaving, which is slated for this summer.
- d) Mid Summer Party during Pool Operating Hours and Use of Facilities for Extensive Number of Guests - Mary Ann presented an Owner's request to the Board for use of the facilities during summer hours, to include the use of the spray park, recreational field for

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set up of a bouncing amusement and passes for 50 to 60 guests. In accordance with Club policy, Board reiterated that no common areas are available for rent prior to 7:00 PM, and the common areas are for the use of owners and their families as registered as living within the community and four additional guest passes. Large groups and rentals can not be accommodated, as this limits owner use during the summer season.

- e) Mike Blanchard requests that the information request form be placed on the next agenda.
- 6) **Adjournment** - Meeting adjourned on a motion by Ernie Hayfield, 2nd by Roger Stennett.