

Hedgerow Homeowner's Association Culbertson Run

Board Meeting Minutes Wednesday, September 12, 2018 at 7:15 PM

A meeting of the Board of the Hedgerow Homeowner's Association was held on Wednesday, September 12, 2018 beginning at 7:15 PM. Present were Board members Mike Mize, Bathanie Emery, and Upendra Tyagi. Community member Hank Bienkowski, 94 Gloucester CT also present. Not present Michelle Walker.

Financial Report:

As of September 2018, the Common Operational Fund balance was \$56,230.79, the Townhouse Operational Fund was \$23,332.94, Common Reserve Fund \$55,778.75, Townhouse Reserve \$4,386.30 and one CD for \$12, 473.88. The loan outstanding balance due as of 4/13/2018 is \$34,044.88 with monthly payments being \$1,369.88. Maturity date of loan is 6/1/2020.

Next Meeting: Open Meeting on Wednesday October 10, 2018

Review of Previous Meeting Minutes from August

Budget Review - *Get info from Michelle**

- Approved removal of 5 dead Ash Trees in common area around the neighborhood.
- Review of current budgeted money for snow removal, and possible need to use some of the snow budget to cover tree issues/removals. (With the expectation that we will have little to no snow issues for the remainder of 2018)

Hawthorne Drive Aqua Project

- Upendra met with the township and Brubacker to review our questions/concerns with the current paving situation. Brubacker assured us that it would be matched to the best of their ability. Paving will be completed early next year. Township also discussed remediation of sink hole behind Chapel Ct.

Anticipated Projects for 2019

- Large Pool Project (anticipated expense approx \$40,000 to \$50,000)
- Court Paving Project: Starting with Cambridge Ct due to the severity of the issue
- All large budgeted projects are subject to change based on unexpected expenses such as extreme weather/significant snow removal needs.

Approvals

- 19 Wyndham Ct. solar system installation approved

- Upendra secured a quote to remediate Glochester Ct. storm drain run off - quote approved
- Additionally, Suffolk, Somerset and Lambeth Ct storm drain remediation approved
- Wyndham Ct. sidewalk/walkway also approved to be fixed
- Brogan gave a quote for 6 tree stump removals totally \$1,100. Quote approved
- Approved removal of 5 dead Ash Trees in common area around the neighborhood and a pine tree.

Outstanding Dues

- Lawyer sent out letters regarding property liens due to extreme overdue payments on dues.
- A few residents have reached out regarding payment plans/other questions and concerns.

Landscaping/Snow Removal

- Brogan will add fall leaf removal and additionally a spring clean up and hedge trimming.
- Are there any historical maps of common area maintenance we can give to Brogan moving forward?
- Brogan will begin/continue to maintain common areas once maintained by home owners including 46 Suffolk Ct overgrown swale, 55 Somerset Ct reseeded garden

Home Owner Concern from Hank Bienkowski, 94 Gloucester CT

- Aqua PA rates are due to rise significantly over the next few years. Can we do anything as an association to discourage this?
- In previous years when a similar situation arose the board presented their case before Aqua and were able to get a reduction in the increased.
- Would a Utility Lawyer be a wise investment?
- Can we partner with other neighborhoods and/or the township?
- Previous board notes should provide background on what was presented on behalf of the neighborhood in previous situation.