

HHA Board - Annual Membership Meeting Agenda - July 8th, 2020

Date/Time: Wednesday, July 8th, 2020 @ 7:15PM

Location: Clubhouse

Attendees: HHA Board

Special invitees: n/a

Objectives: Review issues, discuss events, discuss new items

1. OPEN OF MEETING
2. Review previous meeting's minutes (May 13th, 2020 and June 10th, 2020)
3. Treasurer's report
 - a. Common Op - \$
 - b. Townhouse - \$
 - c. Comm Res - \$
 - d. Town Res - \$
4. Public Comment on Non-Agenda Items
5. Agenda Items
 - a. Budget
 - i. HOA Management company discussion
 - b. Newsletter
 - i. Review content for next newsletter
 - c. Hawthorne Drive Project
 - i. Updates - Letter from township was sent to all residents. Stump removal begins soon
 - d. Approvals - Sheds, fences, etc
 - i. n/a
 - e. Landscaping and Snow
 - i. Additional clean-up work and tree trimming - waiting on quote
 - ii. Basketball CT - Re-lining. Remove weeds, fill cracks, and re-line - resident volunteered to do the lining
 - f. Pool
 - i. Covid-19 re-opening review
 - ii. Pool Tags
 - iii. Pool Signs
 - iv. Pool Area Clean-up and Needs
 - v. Concrete deck - drainage improvements and updated surface
 - g. Pond/Dam
 - i. Dam DEP Letter - status
 - h. Events
 - i. Pool Grand Re-Opening - postponed
 1. Luau theme - TBD
 - ii. Movie Nights - next year

- i. Townhomes
 - i. Townhomes - walkways - Sam Johnson 4 Wyndham CT - walkthrough observed slate walkway in good condition, need follow-up
 - ii. Report of ants in common ground on Hastings CT. Waiting on exterminator - walkthrough scheduled for Thursday, July 9th for both Hastings CT and townhouse
 - iii. Wyndham CT - Electrician has ordered replacement lights, waiting to schedule work
- j. Clubhouse
 - i. Clubhouse bathroom - grab bars and secure mounts - Mike will install after current pool season
 - ii. Replace electric outlets and light switches - review
 - iii. Sign with address
 - iv. Clubhouse Driveway rules - no long-term storage of vehicles, must be registered, etc - signage
 - v. Directional sign for motorists entering Hawthorne Drive West Entrance
 - vi. Lifeguard phone line
 - vii. Closed to rentals indefinitely due to Covid-19
 - viii. Drywall - review
 - ix. Exterior lights - out for a few weeks. Photocell tested good, breaker has been reset - will monitor
 - x. Tree branches at top of clubhouse driveway scheduled for collection on July 13th
- k. Sinkholes
 - i. Sinkhole in common ground behind 108 CHAPEL CT. Will need to be excavated and filled, similar to other previous sinkholes in that same area. Mike - reaching out to R&D excavating and Highland Orchards Paving and Excavating
 - ii. New sinkhole reported in common area between Cambridge and Windemere CTs
- l. Roads and Storm Drains
 - i. Crack sealing - obtain quotes before winter
 - ii. Swale from 322 behind Cambridge CT - and common area tree health assessment
 - 1. Technical planning from Brandywine Conservancy and Natural Lands Trust - status
 - iii. Chatham CT Paving Project
 - 1. Bid/project status
- m. Committees
 - i. Election Committee -
 - ii. Finance Committee -
 - iii. Rules Committee -
 - iv. Street Paving Committee - engage for Chatham CT

- v. Landscaping - Committee status
- n. Trees
 - i. Tree branch on Canterbury CT
- o. Exterior Maintenance
- p. Executive Session
 - i. Closed to public to review legal matters and next steps with delinquent accounts

Next Meeting - August 12th @ 7:15pm