

HHA Board - Open Meeting Minutes – July 10, 2024

Date/Time: Wednesday, July 10, 2024 @ 7:19PM

Location: Clubhouse

Attendees: Alex Dusewicz, Mike Mize, Hank Bienkowski, Melissa Pach, Hannah Keyser, Cathy DeBarberie (29 Hastings Court), Irena & Douglas Elmore (33 Hastings Court), Greg & Kim Bobick (117 Chapel Court), Phyllis Mahers (83 Canterbury Court), Patricia Sansom (10 Wyndham Court), Jason Clemonds (54 Somerset Court)

Special invitees: n/a

Objectives: Review issues, discuss events, discuss new items

1. OPEN OF MEETING
2. Review previous meeting's minutes (June 12, 2024): Motion made by Alex and seconded by Mike passed to approve the June 12, 2024 minutes.
3. Post-election reorganization of Board position. By five motions passed by the Board the following positions were filled:
 - a. President: Alex Dusewicz,
 - b. Vice President: Hannah Keyser
 - c. Treasurer: Mike Mize,
 - d. Secretary: Hank Bienkowski,
 - e. Member at Large: Melissa Pach.
4. Treasurer's report – as of June 28, 2024
 - a. Common Op - \$77,494.28
 - b. Townhouse - \$83,597.70
 - c. Comm Res - \$161,300.67
 - d. Town Res - \$8,218.45
5. Public Comment on Non-Agenda Items: None
6. Agenda Items
 - a. Approvals
 - i. Architectural Variance Request submissions: An AVR dated June 11, 2024 for 33 Hastings Court was - \$ submitted to the Board. Action on this AVR was postponed until the Board had a chance to review the submission.
 - ii. Summary of Board decisions made since the last meeting - None
 - b. Common Area Maintenance/Repairs
 - i. 23 Hastings Court railing – This railing was repaired
 - ii. 19 Wyndham Court retaining wall – Repaired by homeowner – no further action required
 - iii. Brookfield Court cul-du-sac stormwater grate – still needs to be done
 - c. Tree Work
 - i. Conifer by the side entrance to the pool – Waiting for an inspection date
 - ii. 54 Somerset Court – 3 trees – Waiting for an inspection date
 - d. Street Paving
 - i. Begin planning for Gloucester Court paving project to include discussion of a potential upgrade to the Gloucester Court stormwater grate – Waiting on responses to three requests for proposal
 - ii. Mike requested that the contractors also provide an add-on price to also pave Suffolk Court.

- e. Clubhouse
 - i. Clubhouse repairs – Both the trim work and the lower-level doors have been replaced or repaired.
 - ii. Exterior lighting – The Board will attempt to replace the inoperative bulbs prior to contracting an electrician
- f. Pool
 - i. Status update – Signage has been updated to emphasize no alcohol resulting in apparent reduction in alcohol use in the pool area. Discussion of adding “No Alcohol & No Smoking or Vaping” signs.
- g. Signage
 - i. “No Soliciting” signs at the entrances – The Board will contact the Township on this topic for its position and requirements, and return to this topic in a later open meeting.
- h. Recreation Area
 - i. Basketball court – No update
- i. Management Company
 - i. Status update – The management company will begin August 1, 2024, A representative will be present at the August open meeting

7. CLOSE OF OPEN MEETING– Open meeting adjourned at 8:02 pm