

HHA Board - Open Meeting Minutes – August 14, 2024

Date/Time: Wednesday, August 14, 2024 @ 7:19PM

Location: Clubhouse

Attendees: Alex Dusewicz, Mike Mize, Hank Bienkowski, Melissa Pach, Hannah Keyser, and multiple homeowners

Special invitees: Julia Robinson & Derek Sarchet of Trident Property Management (Trident)

Objectives: Review issues, discuss events, discuss new items

1. OPEN OF MEETING
2. Review previous meeting's minutes (July 10, 2024). A motion made by Alex and seconded by Mike passed to approve the July 10, 2024 minutes as amended.
3. Treasurer's report as of July 31, 2024 -
 - a. Common Op - \$ 78,748.71
 - b. Townhouse - \$ 87,343.00
 - c. Comm Res - \$161,882.41
 - d. Town Res - \$ 8,248.09

Following the treasurer's report, Alex suggested using two banks in order to keep our balances within each bank at less than the Federally insured limit of \$250,000.

4. Public Comment on Non-Agenda Items
 - a. Mr. Trevor Tucker (137 Brookfield Court) presented concerns regarding
 - three trees that fell down behind his property for which he presented a proposal from a tree removal service to address his concerns;
 - a damaged storm drain located adjacent to his property; and
 - an outstanding HHA reimbursement due to him.
 - b. Mr. Bill Boyd (40 Cambridge Court) requested an assessment by a tree service of the trees on the common ground behind his property.
 - c. Ms. Cathy DeBarberie (29 Hastings Court) expressed:
 - concerns regarding the pop-up drains installed by Brogan Landscaping as part of the stormwater-abatement work conducted behind Hastings Court. (The pop-up covers of these drains were observed to pop off after a storm event); and
 - a request that the next newsletter remind homeowners to keep their dogs on a leash.
 - d. Ms. Colleen O'Connor (24 Hastings Court)
 - expressed concerns about neighbors' unleashed dogs, backyards and firepit usage; and
 - asked if Trident would be enforcing bylaws such as inappropriate townhouse roof colors.
 - e. Ms. Patti Sansom (10 Wyndham Court) also expressed concerns about unleashed dogs.

Alex ended this portion of the meeting by noting the Board would remind residents that dogs on common ground need to be on a leash.

5. Agenda Items
 - a. Approvals
 - i. Architectural Variance Request (AVR) submissions
 - 33 Hastings Court: No action – awaiting additional information from the homeowner
 - ii. Summary of Board decisions made since the last meeting
 - The Board approved via email correspondence a proposal for \$3,921.61 from Pristine Green to remove two common-ground trees: a large pine tree located near the intersection of Hawthorne

Drive and the clubhouse drive (Hedgerow Drive) and a blue spruce located behind 54 Somerset Court.

b. Common Area Maintenance/Repairs

- i. Brookfield Court cul-du-sac stormwater grate – Trident will provide additional vendor cost estimates

c. Tree Work

- i. Blue Spruce by the side entrance to the pool – This tree has been assessed but no work is currently required.
- ii. 54 Somerset Court – 3 Blue Spruce trees – All three trees were assessed with a recommendation to remove one of the three trees.
- iii. Fallen White Pine in common ground to the left of Hedgerow Drive - The Board has approved a proposal to remove this tree and is waiting on the vendor.
- iv. 137 Brookfield Court – 3 storm damaged trees – These trees will be assessed by a tree service.

In addition to the tree work described above, Trident provided proposal from Pristine Green Landscaping Services LLC (Pristine) for the following activities:

- removal of one tree adjacent to the tennis court & removal of downed branches from nearby trees;
- pruning one tree adjacent to 12 Wyndham Court; and
- partially removing damaged and dead trees located between 43 Suffolk Court and 40 Cambridge Court.

Trident recommended getting additional proposals for addressing the subject trees between 43 Suffolk Court and 40 Cambridge Court.

A motion made by Hank and seconded by Melissa was passed to approve Pristine's proposal for \$640.49 to remove one tree adjacent to the tennis court, remove downed branches from nearby trees, and prune one tree adjacent to 12 Wyndham Court.

d. Street Paving

- i. Gloucester Court paving project to include discussion of a potential upgrade to the Gloucester Court stormwater grate and possibly Suffolk Court – Two vendor proposals have been distributed to the Board without recommendation. Trident will provide at least one additional cost estimate.

e. Clubhouse

- i. Exterior lighting – No action. Trident will provide a cost estimate to perform this task.

f. Pool

- iii. Status update
 - On August 1st, two Board members provided access to the Chester County Health Department (CCHD) for a pool inspection. The CCHD requested information on the most recent electrical inspection and copies of the results of the weekly pool-sample lab analyses. Both of which were later provided to the CCHD. At this inspection the CCHD also noted a small leak in the pool-room water pump.
 - Mike noted that the pool season went well and that HHA had recently replenished some pool toys and umbrellas damaged by normal wear and tear.

g. Signage

i. "No Soliciting" signs at the entrances – Melissa contacted the township, which advised signage (up to 4' by 1') at the entrances and again a short distance beyond the entrances.

II. Pool signage – The Board noted as the pool season was at its end the modification of pool signs will be addressed at the start of the new pool season.

h. Recreation Area

i. Basketball court – No activity

i. Management Company

i. Introduction and updates – The Trident representatives, who were introduced at the beginning of the meeting, informed the Board that letters would be going out to homeowners who were two or more months behind in their dues.

6. CLOSE OF MEETING– Open meeting adjourned at 8:56 pm