

## HHA Board - Open Meeting Agenda – May 13, 2026

Date/Time: Wednesday, May 13, 2026 @ 7:30PM

Location: Clubhouse

Attendees: HHA Board

Special invitees: Trident Property Management

Objectives: Review issues, discuss events, discuss new items

1. OPEN OF MEETING
2. Review previous meeting's minutes (April 8, 2026)
3. Treasurer's report - bank account balances as of (Bank statements are not received until the end of each month, therefore the Treasurer's report is a month behind monthly board meetings).
  - a. Common Operations Fund (0.01% interest) - \$132,435.56
  - b. Townhouse Operations Fund (0.01% interest) - \$4,798.80
  - c. Comm Reserve Fund (3.09% interest) - \$223,212.89
  - d. Town Reserve Fund (3.09% interest) - \$13,030.37
4. Public Comment on Non-Agenda Items
5. Agenda Items
  - a. **Architectural Variances**
    - i. Request Submissions
      1. 14 Wyndham Court - replacement windows
        - a. Concern of exterior color
        - b. Did not receive completed Trident AVR form
      2. 27 Hastings Court - shed and fence
    - ii. Approvals
      1. 10 Wyndham Court - front door
      2. 21 Wyndham - new roof
  - b. **Common Area Maintenance**
    - i. 23 Hastings - rail and walkway repair
      1. Need to get proposals for this
    - ii. Tree/Brush Removal:
      1. Brogan has completed the tree line brush trimming behind and have trimmed back as far as they can.
    - iii. 2026 Paving Projects
      1. Chapel Court & Brookfield Court
        - a. Most interested in the JENA Asphalt proposal.
          - i. Revised proposals from JENA Asphalt were received.
    - iv. Clubhouse Flooring Project
      1. Flooring has been selected, paid for, and ordered.
        - a. Installation date tentatively scheduled for May 27th & 28th
        - b. The board needs to schedule a date to move items out of office, etc.
  - c. **2026 Pool Season**

- i. Pool tags
  - 1. Creation
  - 2. Distribution
- ii. Pool maintenance
- iii. Pool swim test bracelets, pool toy restock
- iv. Old Pool cover disposal
  - 1. The pool company did not include haul away in the proposal for the new pool covers.
  - 2. Waiting on them to get back to us regarding disposal.
  - 3. Mike suggested back in April that if they are going to charge a disposal fee that perhaps the HOA gives them away on Facebook Marketplace, etc.
- v. Pool electrical inspection
  - 1. Fox Pool will be coordinating the inspection.
- d. 2026 HOA Election Planning**
  - i. Nomination forms mailed on April 23. Reports at least one homeowner did not receive the mailing.
  - ii. Ballots will be mailed by May 22nd so they can be delivered by May 26th and returned by June 9th 7pm.
  - iii. Election results at the June 10th meeting.
  - iv. Meet the candidates - tentative date of May 19th 6pm to 8pm.
- e. 2026 Spring Yard Sale**
  - i. Scheduled for May 16th 8am - 2pm
  - ii. Lemonade and bake sale for the kids to run.
  - iii. Will be advertised in Facebook Downingtown groups, sign at entrances

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Adjourn Meeting

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6. Executive Session

- a. Closed to the public to review legal matters and next steps with Homeowner Grievance Reports and delinquent accounts, etc.

Next Meeting – June 10, 2026 @ 7:30pm