

HOA Board Meeting Minutes

Date: July 21, 2026

Time: 6:37 PM

Location: Virtual Meeting

Board Members Present: Amy, Jeremy, Matt, Josh

Management: Shawna

Absent: Kevin

Call to Order

The meeting was called to order at 6:37 PM. A quorum was established.

Approval of Previous Meeting Minutes

The Board reviewed and approved the June 9, 2026 meeting minutes with minor revisions.

Financial Report

The Board reviewed the June financial report and noted that the Association remains in a strong financial position, with an operating account balance of \$142,269 and reserve funds of approximately \$135,000. The Board also discussed upcoming CD renewals, with two maturing in September and one in October, and noted that current rates are approximately 3.85% and renewal options will be presented before maturity.

Pool Budget

Pool operations remain generally on budget. Additional chemical costs were incurred due to two incidents. No major expenses are anticipated before pool closing.

Landscaping Expense Classification

The Board reviewed expense coding and agreed certain tree-related expenses should be reclassified to appropriate contracted maintenance categories.

Committee Reports

Architectural Committee

The ACC reviewed and approved solar installation requests for 622 Pondside & 103 Farmstead and tree removal request at 101 Farmstead.

Landscaping Committee

The Landscaping Committee reported that a community walkthrough will be conducted to identify dead or declining common-area trees and obtain removal quotes as needed. Planned landscaping improvements at the Village Center have been postponed until the

fall due to heat and watering concerns. The committee also noted that landscaping around the entrance signs has been affected by summer conditions but is expected to recover, and confirmed that drainage areas have been cleared and tree tubes, stakes, and related debris near the bridge have been removed.

Publicity Committee

The committee reported that website updates remain in progress and are expected to be completed within the coming week.

Social Committee

The Social Committee reported that the Book Club will continue meeting regularly, with the next meeting scheduled for July 23 at 6:30 PM at the pool. Due to low attendance, Board-funded yoga classes were discontinued; however, the instructor has volunteered to continue offering classes free of charge, with remaining sessions scheduled for August 23 and September 20. The committee also reported that the Summer Picnic/Pool Party is tentatively planned for August 23, with August 30 being considered as an alternate date.

Pool Committee

Existing pool surface remains in relatively good condition. The Board discussed pool resurfacing options, available reserve funding, potential future facility renovations, and long-term maintenance planning to address upcoming capital improvement needs.

Village Center Improvements

The Board discussed potential improvements to the Village Center and agreed to continue evaluating opportunities and gathering input before moving forward with any future projects.

Security System Replacement

The Board discussed potential improvements to the facility's security system and will continue evaluating available options before making a decision.

Welcome Committee

No report due to absence of committee representative.

Old Business

Shed and Fence Regulations

The Board reviewed the status of the shed and fence regulation revisions and discussed the remaining considerations, with a **target** completion date of August 2026. This is not a hard deadline.

Verizon / FiOS Project

The Board received an update on the Verizon/FiOS project. Three asphalt patch repairs remain outstanding and are expected to be completed within the coming weeks.

Trash Contract

The Board noted that the trash contract has been fully executed. The agreement is locked in for three years at the current rate.

New Business

Neighborhood Speeding Concerns

The Board discussed ongoing speeding concerns and noted that previous Township reviews did not support additional traffic controls. Management will continue coordinating with local law enforcement.

Dog Waste Complaints

The Board discussed recurring pet waste concerns and will continue to promote compliance, monitor the issue, and address violations as appropriate to help maintain the cleanliness and appearance of the community.

Community Standards and Property Maintenance

The Board discussed property maintenance concerns and possible enforcement approaches. The discussion will continue at a future meeting.

Pool Fob Charges

Pool fob charges were posted to homeowner accounts, and most balances have been paid.

Stormwater Inspections

The Board was notified that Steckbeck Engineering will conduct the annual stormwater outfall inspections.

Tree Removal - Oak Street Area

Penn Turf completed the removal of a dead tree near Oak Street.

Adjournment

The meeting was adjourned at 8:33PM.

Next Meeting: August 11, 2026.