

Village Center HOA Board Meeting Minutes

Tuesday, July 9th, 2024 @ 6:30 PM

Members Attending: Rachael Bowman, Karen Kohr, Kevin Grier, Amy Tyson

I. Call to Order

- The meeting was called to order by Rachael at 6:35 PM.
- **Quorum Validation:** Confirmed.
- **Welcome & Announcements**

II. Meeting Purpose

- Regular Business Meeting

III. Approval of Previous Minutes

- June Minutes to be reviewed at the next meeting.

IV. Committee Reports

1. **Architectural Control:**
 - Matt will provide a report at the next meeting.
2. **Lawn and Landscape:**
 - Approved: Removal of pine tree and stump along the pool and Creekside Drive, with a budget of up to \$5,600 from Capital Reserves.
 - Ongoing Discussion: Proposal from Penn Turf to add a small tree (e.g., Red Bud or Dogwood) and re-landscape the front of the Village Center.
3. **Publicity:**
 - Rachael is maintaining a record of items for future reference.
4. **Social:**
 - The summer picnic was well attended, and the hotdogs were popular.
 - The Halloween party is scheduled for October. If funds are available, the committee may plan an additional social event.
5. **Welcome:**
 - Board representative Kevin was absent due to vacation.
 - EAM will notify Kevin of new homeowners.
 - The Board discussed following up with the management company on the notification process.
6. **Nominating:**
 - No updates to report.
7. **Maintenance & Pool:**
 - The pool maintenance company will inspect the pool surface tomorrow to determine if it needs replacement. Neighbors have reported that the surface is rough.
 - Discussed the issue of late HOA fees and the potential suspension of pool access.

- EAM needs to be informed about duplicate and replacement key fob billing.

V. Financial Reports

- June 2024 Financial Reports: Not available.

VI. Unfinished/Old Business

- 1. Schedule of Fines and Late Fees:**
 - The enforcement policy was approved on 7/9/2024.
- 2. Enforcement Policy:**
 - See above.
- 3. Speed Deterrent Materials:**
 - Discussed Kevin Grier's PowerPoint presentation and the approach to present it to North Cornwall Township.
 - Continued discussion on resolving traffic issues, with Kevin conducting onsite data research.
 - Checking North Cornwall Township's board meeting schedule to join their next agenda.
- 4. Township Matters:**
 - Amy will follow up with Township Representative Justin regarding street lights and basin leaf litter cleanup.
- 5. 717 Brookside:**
 - Discussed a notice of violation for inappropriate use of common area (rocks).
 - Follow-up with Rebecca is needed.
 - Tree measurements on properties are still under investigation.
- 6. Outdoor Security Cameras:**
 - Tabled until Kevin can provide further input at the next meeting.
- 7. New Computer for Village Center Office:**
 - Tabled until the next meeting.
- 8. Wi-Fi for Security System and Pool Computer:**
 - Tabled until Kevin reports on a security, Wi-Fi, and computer package.
- 9. Key Fob Activation/Deactivation for Non-Payment:**
 - Kevin and Amy will provide training after discussing the process.
- 10. Heritage Run Tree Branch Dispute:**
 - Follow-up with Rebecca is required.

VII. New Business

- 1. 14 Oak Knoll Circle:**
 - The Board agreed to proceed with pre-foreclosure proceedings for past-due HOA fees and an unapproved patio installation.
 - An enforcement letter was sent on July 5th, 2024, with a \$250 fine issued on July 15th, 2024. The patio lacks the required township permits.
- 2. 208 White Oak:**
 - Under pre-foreclosure analysis. To be discussed with EAM.

3. 1014 Glennwood:

- EAM sent an enforcement letter regarding a non-compliant shed installation. Legal action is under review.

4. New Homeowners:

- Need to review the process with EAM, who was not present. Tabled until the next meeting.

5. Creekside Account Bank Statements:

- Need to discuss the process with EAM. Tabled until the next meeting.

6. Village Center Fence:

- Amy will check height regulations for commercial properties. Tabled until the next meeting.

7. Splash Pad:

- Scheduling to be discussed.

VIII. Other Business

- No additional business was discussed.

IX. Next Meeting

- **Date:** August 13th, 6:30 PM at the Village Center.

X. Adjournment

- The meeting was adjourned by Rachael at 8:51 PM.