



**Biannual Membership Meeting Minutes**  
**Milford Police Station – Community Meeting Room**  
**April 14, 2025 – 7:00 p.m.**

- I. Call to Order / Welcome :** John Mitchell,
- II. Roll Call**
  - a. Board members present: \_\_\_\_\_
  - b. Quorum present: \_\_\_\_\_
- III. Approval of Minutes from Previous Meeting (October 2024):**
- IV. Financial Report: Nora Mastrosimone, Treasurer**
- V. Old Business**
  - a. Drainage Project Update
  - b. Deed Restriction Amendments
- VI. New Business**
  - a. Reserve Study Report
  - b. Plowing & Maintenance Bids
- VII. Open Forum / Q&A with Board Members**
- VIII. Adjourn Meeting**

**Attachments:**

- A. 241022 General Meeting Minutes**



**Biannual Membership Meeting Minutes**  
**Milford Police Station – Community Meeting Room**  
**October 22, 2024 – 7:00 p.m.**

- I. **Call to Order / Welcome** : John Mitchell, President – Meeting called to order at 7:01pm
- II. **Roll Call**
  - a. Board members present: John, Nora, Marion
  - b. Quorum present: No quorum – 14 Homeowners present
- III. **Approval of Minutes from Previous Meeting (April 2024)**: Motion to approve by Ron Sammont – Unanimous approval
- IV. **Financial Report: Nora Mastrosimone, Treasurer** – See documents and reports attached to agenda
  - a. YTD & Current Balances
  - b. 2025 Budget – TBD
  - c. 2021, 2022, 2023 Taxes
  - d. 2023 Audit
- V. **Old Business**
  - a. Drainage Project Update: Per John Mitchell  
DNREC is inspecting and may address the bottom of ditch only to permit the free flow of water. The pipe under the west entrance at Elks Lodge Road is not to spec and will be replaced. The drainage pipe leading from Hearthstone through the Cliftons' property and under Valley Forge into our drainage system is being investigated.
- VI. **New Business**
  - a. Deed Restrictions
    - Amendments
      1. Poultry & Livestock : Residents expressed concern over the language regarding the number of pets. Is this 4 of each kind of animal or 4 total? Board will discuss with attorney.
      2. Fences
      3. Fuel/Propane tanks (In progress)
  - b. Plowing Contract 2024-2025 Season
  - c. Elections of New Board Members: No election as no quorum and no volunteers
- VII. **Open Forum / Q&A with Board Members**

Board will take a look at 21 W. Saratoga – backyard on ditch has some erosion with soil sloughing off into ditch.

**VIII. Adjourn Meeting:** Meeting adjourned at 8:07pm