

## LAKEMONT HOA PRESIDENTS REPORT

February 2024

Dear Neighbors,

There is a lot to report after the Homeowner's Association Board meeting on Tuesday, January 23, 2024.

### Special Guest

Pennsylvania Senator, Devlin Robinson, attended our meeting to present a new flag for the Clubhouse. Neighbor, John Cain, arranged this visit and accepted the flag on behalf of Lakemont.

### Property Manager

Becki Anderson is our new CMA Community Manager. Becki served briefly at Lakemont a few years ago, and we are delighted to have her back.

### Board Resignations and Appointment

As you may have seen in my recent email, Brady Alford and Tim Kauffman have resigned from the Board. The candidate who was lined up to fill another vacancy has also withdrawn their application. This leaves three vacancies: one 2-year term and two 1-year terms. New Board members will be appointed by the current Board as outlined in our bylaws.

The remaining Board members, Nick Scanga, Freda Dempster, Rich Vrboncic and I are happy to announce that **Ron Miller** was formally appointed to fill the 2-year term at the Board meeting and is already "on the job."

As Vice President, I will serve as Acting President until the Board votes for a permanent appointment.

We, again, thank Brady and Tim for their volunteer time and their commitment to our community.

### Robert's Rules

The Board has decided to use the simplified version of Robert's Rules for meetings. One particular rule for the President is: "The Chair (president) should remain neutral, not making motions and not debating. If the chair (president) participates in the debate he or she should relinquish the chair's position until after the vote." A one-page summary of Robert's Rules will be posted on the website.

### Treasurer's Report

Nick Scanga reports that there is approximately \$163,000 in the reserve fund at this time and he anticipates that this total may be in the \$200,000 range at the end of the year barring any unforeseen expenses.

### Events

The Events Committee volunteers met recently to plan the funded activities for the year. Here are just some of the plans:

Easter Egg Hunt - March 24

Earth Day Activities - April 27

Derby Day Social - May 4

Lakemont Community Day - June 2

School's Out Pizza Party - June 4

Luau Social - July 20

Fall Fest Social - September 21

Halloween Pizza Party - October 21

Winterfest Social - December 6

Winterfest Family Activities - December 7, 8

## **Community Day**

A Lakemont Farms Community Day will be held on Sunday, June 2.

There will be ribbon-cuttings celebrating the reopening of the sports court and the new playground. There will also be lots of food, fun and surprises for neighbors of all ages. Please mark your calendar!

Sam Gatti and I will chair the Community Day Committee and we welcome new members and lots and lots of volunteers. The more volunteers we have, the bigger the celebration.

## **Clubhouse and Grounds**

Freda Dempster reports that she is getting bids for ceiling tiles for the Clubhouse to further improve the acoustics. This is a budgeted item.

Freda also reported that come spring, she will arrange to have some older trees removed and some new trees and plantings installed in various places. This is a budgeted item.

## **Recreation**

Rich Vrbonic reports that he is pleased to be the Board representative to a new Recreation Committee, which will start meeting in the not-too-distant future. First up is a discussion about the design for the sport court surface and everything related to the playground, basketball, tennis and pickleball.

## **New Business**

The Board voted to hire Marcy McCormack as the new Recreation Manager. Marcy has been a great Pool Manager and her responsibilities will now include oversight of the playground and sports court for the summer. Recreation Monitors will also now include the playground and sports court in their duties.

A new Event Guest Policy was approved by the Board. In the near future, this policy will be included in our Rules and Regulations on our website.

Also, new this year, is the addition of some new ongoing and ad hoc committees. An explanation of the new committees was presented at the meeting and will also be available on the website. Please consider attending any or all of the ongoing committee meetings and be on the lookout for notices regarding the ad hoc committee invitations.

## **Homeowner Comments**

Some comments presented by homeowners:

- \* There was appreciation for the decision to use Robert's Rules for Board meetings.
- \* A couple homeowners questioned the Board's process for appointing three new members and also stressed the importance of representing the entire community.
- \* There was a general discussion about street parking. (All Rules and Regulations are on the website.)

The next Board meeting is Tuesday, March 26, 2024 at 6:30 pm in the Clubhouse.