



2012 Homeowner Annual Meeting Minutes

January 18, 2012

The meeting was called to order at 6:36 p.m. Homeowners were asked to sign in on the sheets provided. Copies of the agenda were made available.

Guest speaker, Trooper Morgan Crummy of the Pennsylvania State Police (PSP), was introduced. Trooper Crummy reported that the crime rate in Skippack is low. She stated that recent incidents included several break-ins over the holidays and several unlocked cars were reported to have been burglarized. She recommended residents lock their homes and cars at all times and do not keep their garage doors open when not in use. Several questions were asked by the homeowners. The first concerned safety while walking/exercising around the parks and neighborhood. She recommended walkers do not walk at night, always carry a cell phone, be aware of their surroundings and, if they encounter any suspicious persons, call the PSP. Carrying mace was also recommended. The second question was about teenagers hanging out by the main entrance. The trooper again suggested residents call the PSP. The next question was about solicitors. The BOD reminded the homeowners that soliciting is not permitted and homeowners should not open their doors to them. The trooper added residents should call the PSP, especially if they feel threatened. The last question was about trash pickers. The trooper stated that, while trash picking is not illegal, she would research the situation further as it applies to a private community and would provide feedback to the HOA who would share the information with the residents. Trooper Crummy advised all residents to keep their eyes open for long-standing cars, take down car descriptions and tag information, if possible. She stated that the Monroe Court HOA does a good job keeping tabs on such vehicles. In closing, the trooper asked residents to keep their eyes open for vandalism and to stay safe. The phone number for the PSP is 610-584-1250. Residents can also call 9-1-1. Additionally, homeowners can always contact the BOD at bod@monroecourt.net for non-threatening or non-criminal issues.

John Rockwood, President, thanked Trooper Crummy and then welcomed all residents and thanked them for attending. The annual meeting was called to order at 7:05 p.m.

Board of Directors attending – John Rockwood, Eric Hecht, Rose Rockwood, Erica Appleby and Jim Cappello

The following is a list of topics that were discussed and the respective BOD responses:

Overgrown gardens and weeds – send e-mail to BOD and, after investigation, warnings may be sent and non-compliance may result in fines or back billing for hiring landscaper to clear out overgrowth and weeds. This is usually found with rental properties.

Foreclosures – currently 4 known foreclosures.

Collection of late dues and fees – ongoing legal steps in motion for large balances and warnings sent to lesser delinquent balances. The BOD has retrieved several full payments and several homeowners are on payment plans. Total delinquent balance is currently

\$52,000 Homeowners with delinquent balances have their trash cans removed as it is considered stealing the service from the community. They are not returned until approved by BOD.

Propane Contractor – contract over April 1, 2012. BOD to shop for proposals and homeowners will be able to provide input on potential providers.

Reese Management - contract over this year and BOD to shop for proposals

Repairs to walkways/steps from unit doors – homeowner’s responsibility. Walkway along street and driveway aprons is HOA’s responsibility to repair. To keep costs down, homeowners are responsible for clearing the walkways and driveway apron of snow in front of their units.

Fireplace Repair – several Phase 1 fireplaces are breaking; homeowners must call HVAC service company to repair.

Stucco Repair – each unit’s responsibility. Homeowners to match original stucco color as best as they can. If stucco needs repair between multiple units, homeowners can group together to do the repairs.

Switch out slider for atrium door – notify BOD and get proper permits from township.

Snow contract – done this year and to be shopped out.

Dedication – the community will not be dedicated by the township because Bean Drive is a dead end. The builder’s plan was to continue Bean Drive to a second community which never materialized. The HOA is now responsible for the maintenance and plowing of Bean Drive which now needs to be considered in budget and capital reserve planning. Cracks in all the roads, including Bean Drive, in the community were patched by the HOA in the Fall of 2011 to prevent future damage to surfaces. The curbs were also sealed for the same reason. The builder neglected to seal the curbs upon installation.

Sealing of driveways – all driveways will be sealed in the Spring of 2012.

Fee increase – due to surpassing of snow budget on 2011; community must also put 10% of the budget into capital reserve to avoid penalties from the Government. Excess funds to be placed in interest bearing escrow account. The community is getting older and preparation for large costs must be made. The 2011 and 2012 budgets will be posted on the website along with the explanation for the fee increase.

PECO vs. other providers – BOD will research using another provider.

New Website Statistics – hits – sources

Elections – There were no nominations from the floor. Proxies were presented and a quorum of 15 homeowners voted unanimously for the existing BOD members to remain for 2012.

Adjournment 7:40 p.m.