



2013 Annual Meeting Minutes January 16, 2013

President John Rockwood brought the meeting to order at 6:30 p.m.

BOD members Eric Hecht, Jim Cappello and Rose Rockwood were in attendance.

Trent Pierce and Steve Burzynski from Premier Management were also present.

John Rockwood welcomed everyone and stated that the meeting would be run as an open forum for questions and information. The BOD and Premier Management representatives were introduced.

The following general topics were discussed:

- Drive way was not sealed over a patch that was applied - Action to be taken by BOD.
- Landscaper hitting house and windows when using weed whacker – Action to be taken by BOD
- Speed bump installation to slow down vehicles on Bean Drive– BOD has contacted township and they indicated that if Bean Drive ever gets dedicated, they will have to be removed so no action will be taken on speed bumps. However, speed limit signs will be installed.
- Trash around tree lines from wind – landscaper or homeowners should remove
- Shutters – homeowners are responsible for painting/replacing faded shutters. The color scheme for the shutters and front doors has many names: burgundy, merlot, cranberry, maroon, etc. Homeowners should try to match the original color as best they can. Homeowners who use any color that is not consistent with this scheme will be subject to a fine.
- Larger trees installed for shade – soil not conducive to large tree root systems but BOD will consider upgrades in the Spring
- Four Wheeler – being ridden at all hours – State Police are engaged – homeowners should call PSP at 610-584-1250 and report it to them.
- Larger Recycling Bins – Research will be performed by the BOD.

Premier Management representatives explained how they would be an improvement from the former management company:

- Fee lower than former management company
- One year contract motivates them to perform as promised in order to get a follow-on contract
- Accounting, taxes and website maintenance included in fee
- Customer services will be greatly improved
- 24/7 phone coverage
- Direct support to BOD
- Record keeping to be more accurate
- Bills paid on time

John Rockwood gave an update on BOD activities:



- Delinquent accounts catching up
- Court hearings for liens in progress
- Threshold lowered for pursuing smaller delinquent accounts
- Working with Premier Management on management company transition with regards to obtaining all account information, documentation and monies; address list inaccurate and checks not deposited
- Disposal, snow and propane contracts renegotiated at a lesser cost
- Landscaping, grass and tree spraying contracts remained the same as 2012
- Capital Reserve account moved to higher interest bearing investments
- Street lantern posts – 3 have been repaired; remainder to be repaired in Spring
- New Rules and Regulations have been drafted and in review. Distribution due in February 2013.

By a general verbal vote, the current BOD members will remain for 2013. Andrés Urdaneta self-nominated and was accepted as a new BOD member.

Meeting was adjourned at 7:20 p.m.