

THE GRANDE AT RANCOCAS CREEK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MINUTES
June 4, 2024

I. The June 4, 2024, meeting of the Grande at Rancocas Creek Condominium Association Board of Directors was called to order at 7:00 pm by Board President Chuck Stahl

Board members present: Anna Marie Vasta, Chuck Stahl, Lynda Lyons, John Engle

Board member absent: Kathy Burke

Also present: Melissa Errickson & Amanda Insley, Pin Oak Community Management, LLC,
Sign in Sheet Attached with Residents Present Listed

II. General Business

- A. Approve Previous Month's Meeting Minutes – AnnMarie made a motion to approve the minutes of the April 9, 2024, meeting as presented, John 2nd, All in Favor
- B. Financial Report – Melissa read the financial report to the members present. As of April 30, 2024, there was \$57,561.77 in operating account, \$471,496.26 in reserve account for a total cash position of \$529,251.15.

III. Old Business-

- A. Reserve Study – Melissa obtained 3 quotes for the reserve study to be done as per the board's request. After discussion regarding financial decisions recently made, the board decided to table the reserve study update for the time being.
- B. Loan Pay Off Option – Chuck motioned to move funds from the Morgan Stanley investment account to pay off the loan that was taken out to redo the roofs. This will allow for the association to remove the \$4951 monthly loan payment out to the operating budget while putting those monthly funds into reinstating the landscape contract as originally bid for the community to include items such as trimming, weeding, fertilizer & pesticides that have been removed for the past 2 years due to insurance increase. John 2nd the motion, all in favor.
- C. Landscape Contract – John motioned to reinstate the 2024-2025 Landscape Contract from Lindy's Landscaping, Lynda 2nd, All in Favor

IV. New Business –

- A. Bridgeboro Berm Cleanup Proposal – Melissa presented the board with proposals to clean up the berm landscape beds on Bridgeboro Road. The cost presented by the companies to clean up the beds was roughly \$6000 due to it not being done for the past 2 years and the overgrowth of the area. John motioned to accept the proposal from Lindy's, Lynda 2nd, all in favor.

V. Open Forum -

- A. Resident discussed a solution to the bird nesting problem within the community on the decks. Melissa stated numerous items have been used over the years to address this issue and none seem to work completely. There have been some positive outcomes from sprays used that you can get at Lowe's or Home Depot that are deterrents.
- B. Resident asked that the irrigation clocks be checked behind 137 Natalie and entrances

- C. Resident asked if there was anything that could be done about lack of parking around buildings. Melissa stated that this is unfortunately not something that can be fixed and there is an overflow car parking along Bridgeboro Road that can be used.
- D. Resident requested the a/c condensation drainpipe be extended away from the building, Melissa will submit a work order request to have it done
- E. Same ADR Request issues were brought up again from the last 2 meetings, it was explained again that there is no justification for an ADR as was answered already by the association's attorney to the residents that originally requested it. The items that were brought up are all hearsay and the resident that is providing emails that Ms. Morrison and Ms. Neilsen keep bringing up needs to be present for the board to discuss any further.

Being no other business, the open portion of the meeting was adjourned at 8:47 pm.

Respectfully submitted, Melissa Errickson, Manager