Leisure Knoll at Manchester Association
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# BOARD OF TRUSTEES
# OPEN MEETING MINUTES IN PAC @ 10:00 AM
# FEBRUARY 8, 2023

I. CALL TO ORDER - The meeting was called to order by President- Karen Ferone at 10:00 AM.

II. PLEDGE OF ALLEGIANCE - The Pledge of Allegiance was led by Pete Marottoli.

III. ROLL CALL - In attendance were President: Karen Ferone, Vice President: Pete Marottoli, Treasurer: Pat Shinners, Secretary: Lynn Miller, Trustees: Vladimir Kowaliwskyj, Linda Murray and Andy Passman, Property Manager: Mary D'Ime and Maintenance Manager: Jack Gregg.

IV. GUEST(s) – N/A

V. REVIEW/APPROVAL OF MINUTES
1. January 11, 2023 - Motion to accept the January 11, 2023 Open minutes was made by Andy Passman and seconded by Linda Murray. All in favor 7-0. Motion Passed.

VI. TREASURER'S REPORT
1. Statement of Cash Flow 2/8/23 - Motion to accept the Statement of Cash Flow 2/8/23 was made by Lynn Miller and seconded by Pete Marotolli. All in favor 7-0. Motion Passed.

## STATEMENT OF CASH FLOW

## FEBRUARY 8, 2023

BILLS PRESENTED FOR PAYMENT ARE:

Operating $ 359,474.25

| | | | | |
|---|---|---|---|---|
| | | | * Included in Total | |
| | | | Insur-Pckge | $ 12,200.00 |
| | | | Jan-Feb Cable | $ 65,135.05 |
| | | | Feb Rsve Contrib | $ 68,292.00 |
| | | | Feb WM Add'l Incl Fuel | $ 14,620.06 |
| | | | L&S Tr | $ 64,078.00 |
| Reserves | $ | 19,956.01 | * Included in Total | |
| | | | Retain Wall – Hastings | $ 14,165.13 |
| Lawn & Snow | $ | - 0 - | * Included in Total | $ - 0 - |

BALANCES as of February 3, 2023

| | | |
|---|---|---|
| Operating | $ | 589,561.03 |
| Reserves | $ | 2,558,891.66 |
| Lawn & Snow | $ | 408,895.53 |

CD's – RESERVES (Incl in Rsve Bal)

| | | |
|---|---|---|
| $ 240,000.00 | 3.250 % | 9/23 |
| $ 238,000.00 | 4.600 % | 1/24 |
| $ 100,000.00 | 4.800 % | 2/24 |
| $ 200,000.00 | 4.200 % | 4/24 |
| $ 240,000.00 | 4.450 % | 10/24 |

*Invoices of $ 10,000. 00 or more

VII. PRESIDENT'S REPORT – Karen spoke about things happening in the Knoll. Hearing good remarks about GateKey system and of course can still call and fill out paper form. It's very important to keep your gate code secure and do not give it out to delivery drivers, contractors etc. because they are using it to enter our development. Please change your guest code.
Recycling- please check with LK News /Township about what is recyclable. Residents are putting out items that are not appropriate.
Rules & Regulations- reiterated that these are important about reading and understanding our R&Rs to keep our community looking nice and in line with the rules.

VIII. MANAGERS' REPORT - Mary is putting a survey in a future LK News to see where residents would like to go since the use of our bus is very light. The February issue should have had two resolutions published but ran out of room. The one missing was the increase in fines for violations. Will be in an upcoming LK News issue.

Lynn then spoke about the meeting on 2/13 with the computer club in the PAC having Jim from WatchDog come in and help residents that are having any difficulties using our new security system. Residents are encouraged to bring their smartphone, iPad or laptop to the meeting. Also, it's important that everyone go into their record and be sure all the information is correct and if not, updated. Correct phone numbers are still an issue.

Pat reminded everyone about the very important meeting on 3/14 @ 7 PM in the PAC to discuss the changes to the Declarations for everyone. We need 2/3 vote from each section in the community so it's very important to vote. The basic changes are 1) leasing requirements 2) increased capital improvement 3) lawn & snow-all new residents must choose lawn & snow.

In the February LK News, mention was made about an increase to the membership fee effective 1/1/23 from $1450 to $1750.

Vlad stated the new streets to be paved are Edgeware, Harrogate and Marston. Even though Buckingham paving is delayed, we are still scoping the sewer line to be sure nothing needs to be fixed now.

Karen mentioned that the Township has agreed to be proactive about checking our water lines. The Township needs to purchase a bond which will take some time.

IX. MOTIONS

1. Adoption of New Architectural Control Guideline Entitled "Storage Sheds" - A motion to approve the Adoption of New Architectural Control Guideline Entitled "Storage Sheds" was made by Linda Murray and seconded by Pete Marottoli. All in favor 7-0. Motion passed.

X. COMMITTEE REPORTS – Linda spoke about the process on how to start a club/activity.

Activities working on Springfest.

Pete representing Compliance reminded residents on things to remember- please keep trash by garage, lost a major sprinkler supplier- no longer in business. Start reaching out now to get a new company and get on their calendar. Lastly, please check your American flags so they are not torn or faded.

Lynda Dowd from Voting- With Election Day on the horizon on 9/5, try to talk up candidates for our next election. Two, three-year term openings will be available.

XI. OLD BUSINESS – N/A

XII. NEW BUSINESS – Andy encourage residents to resort to leisureknoll.net/Talk of the Town for important correct updates and information in addition to LK News.

XIII. UPDATES – N/A

XIV. ADJOURNMENT - A motion to adjourn the meeting was made by Pat Shinners and seconded by Vladimir Kowaliwskyj. Motion approved 7-0. Meeting adjourned at 10:41 AM.

XV. OPEN FORUM

1. Phyllis Hanna, 3 Edgeware- Questioned if it was right timing to redo Edgeware given all the water main breaks. Will be re-evaluated closer to the time.

Motion to adjourn the open forum was made by Charlie Jobes and seconded by Geoff Sharp . Meeting adjourned at 10:45 AM

For additional detail, please refer to the recorded minutes on leisureknoll.net or the community channel.

Respectively submitted,

Lynn Miller

Lynn Miller,
Secretary