

**HANOVER WOODS HOA
BOARD OF DIRECTORS MEETING MINUTES
SEPTEMBER 11, 2018**

LOCATION: Rob Reid's house – 146 Garnet Dr

President Rob called the meeting to order at 6:30 PM

MEMBERS PRESENT:

Rob Reid

Michael Germana

Ellen Renish – Management Company Representative

Status of Developer Commitments:

It was noted that there are still items that are outstanding on the list. The Township has reviewed and agree that dedication cannot take place until completion. Management was instructed to contact the Township to determine if the dedication deadline was September 1, 2018. It is the understanding of the Board President that, if that is so, the next possible date for dedication is in April, 2019. President Rob instructed Manager to contact the Township Manager, Jamie Gwynn to have a conversation about the developer's responsibilities that are outstanding and also to follow-up with the developer to advise that they will still be required to do the snow plowing of the streets until dedication.

Landscaping:

The Board discussed areas of concern in several areas of the community. ForeverGreen was contacted to cut a wider area behind the homes on Marisa and also to address areas by 2 basins behind Jacki Dr. The above and any other additional items will be specified in new contract proposals. We continue to monitor the work done on a regular basis.

Rules and Regulations:

Policy changes that were previously discussed will be incorporated into the Rules and Regulations and distributed to all existing and new homeowners. They will also be posted to the website.

Website:

Management was instructed to update information on the website. The previous management information was still listed. Subsequent to the meeting, those changes have been made. The contacts at ERA Continental Realty are Ellen Renish, Manager and Jenn Prostock. Contact information is listed. We are unable to reply to the posted emails. We contacted Go Daddy and they indicated we need an authorization code that would be sent to us. A newsletter draft will be forwarded to the Board members for review before posting on the website.

Budget:

A copy of the 2018 budget is attached. There was a question of what was budgeted for snow removal. The amount budgeted is \$3,200.00. Budgeting for 2019 should be prepared for review at next meeting scheduled for Tuesday, October 9, 2018.

Financial Information:

Financial reports for the month ending August 31, 2018 were not yet available at the time of the meeting but are attached along with Year to date information and account balances. There are 2 affiliated accounts, a money market and operating checking account held at TD Bank, copies of the current statement and reconciliation are attached.

Respectfully submitted,

Ellen B Renish
Property Manager