

**HANOVER WOODS HOA
BOARD OF DIRECTORS MEETING MINUTES
NOVEMBER 13, 2018**

LOCATION: Rob Reid's house – 146 Garnet Dr

President Rob called the meeting to order at 6:00 PM

MEMBERS PRESENT:

Rob Reid

Michael Germana

Ellen Renish – Management Company Representative

Status of Developer Commitments & Dedication:

The Board discussed the request by Developer representative, Giovanna Raffaelli, Esquire, to have Board officers sign off on the “as built” provided

Landscaping:

The areas behind Marissa Lane was cut by ForeverGreen as requested. Chris Robinson agreed to remove any additional charge for this as it was to be included in the original proposal. He also took care of the side of a property at 149 Garnet Drive that had not been cut. This area will be cut regularly in the future.

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. This has been completed. The Rules and Regulations were updated and the amendments were included plus posted separately for reference. Modifications made are shown in bold print within the document.

Website:

All contact information on the site has been updated. An election will be held for 2 Director positions available on the Board for 2019, one 3-year and one 2 year term. A Candidate profile form will be posted to the website. Information on the job description will also be posted. Please consider volunteering your time! Information on the date will be posted and sent to all emails as soon as confirmed.

Architectural Change Requests:

The Board reviewed 2 architectural change requests. Each had to provide additional information before approval. It was observed that there may be a conflict with Township height ordinance for fencing and shed height. Management has reached out to the homeowners with the proper dimensions and request for changes for approval.

Budget:

Adjustments to the budget for 2018 have been made to reflect the proper increase for trash removal. Miscellaneous expenses are items such as bank service charges, small unbudgeted items. A preliminary 2019 budget will be prepared for the November, 2018 Board meeting. This will be reviewed and finalized prior to the Annual meeting in December.

Financial Information:

Financial reports for the month ending August 31, 2018 were reviewed. Billing for 4th Quarter were sent to all homeowners. Information was placed on the website for setting up recurring payments from homeowners' bank to HOA Management account. The Board members requested that Management open a Fidelity Prime Money Fund Account (FNSXX) to maximize the interest earned on \$50,000.00 of the HOA reserve funds.

Respectfully submitted,

Ellen B Renish
Property Manager