**HANOVER WOODS HOA**

**BOARD OF DIRECTORS MEETING MINUTES**

**MARCH 12, 2019**

**LOCATION:** Josh Reed’s house – 107 Marisa Lane

President Josh called the meeting to order at 6:34 PM

MEMBERS PRESENT:

Josh Reed

Michael Germana

Bryan Nawrocki

 Ellen Renish – Management Company Representative

1. The Board members discussed the formation of Committees. The first Committee is the Social Committee. Leslie Reed has volunteered to spearhead this committee. The purpose is to create events for holidays, etc. in which all community members and their families may participate. The first event will be an Easter Egg Hunt on April 7th. Information has been forwarded to all homeowners. The location is to be determined. Stay tuned to the Hanover Woods-Gilbertsville Facebook page or contact Leslie Reed at lesliereed1116@gmail.com if you would like to join this Committee.
2. Final dedication may be completed this Spring. A walk-around with the Township and the Developer will be scheduled in the near future. All details will be provided to the homeowners as soon as it is available. Until that time, the Board will not be signing off on the “as-builts”. President Josh and Barb Kietrich, our attorney have been working with the Township to attempt to get them to take all the roads for dedication or agree to other terms that would be acceptable to the Hanover Woods BOD. Items for discussion with the Township will be possibility of the Township assuming infrastructure responsibility; including, but not limited to, storm water management and all roadways.
3. We discussed the status of using a portal or an application to be used by the Board and Management. Mike is working on this and will keep us updated.
4. The Board also discussed creating an Architectural Committee, if there is a need. The purpose would be to review requests for architectural changes from homeowners. The Board currently is responsible for accepting or denying the requests.
5. There have been no complaints from homeowners reported to Management.
6. President Josh has reviewed the contract with Advanced Disposal for trash removal. He has asked that the contract be re-written to reflect government rates and has asked for a 3 year contract. The Board has also requested a later pick-up time in the AM as it has been disruptive to many at the present extremely early hour.
7. Bryan needs access to the current website. Jenn from Management has contacted Bryan to give him her login and password Bryan’s contact information is: bcn115@gmail.com ; 610-812-3426.
8. We will review the Rules and Regulations at our next Board meeting to discuss any changes needed.
9. Management was instructed to obtain 5 Proposals for Lawn care/Landscaping(including clean-up) and Snow Removal for 2019-2020.
10. Financial status as of February 28, 2019 and delinquency report was reviewed.

Next Meeting Date: Tuesday, April 9, 2019 @ Josh Reed’s house-6:30 PM

Adjourned: 7:15 PM

Respectfully submitted,

Ellen B Renish

Property Manager