

Main Line II Board of Directors Meeting 3.13.19

President Bernie Fedak opened the meeting at 7:00 pm. Present were Karl Fox, Vice President, Nancy Langston, Treasurer, Thelma Herlich, Chair of Grounds Committee, and Jo Brewton, Secretary. Also present was Nick Helsley of Acri Realty.

Nick Helsley:

- Reviewed the financial statements and explained the variance between the amount we have budgeted and the difference showing on the report. Treasurer Nancy Langston feels that Jimmy Mak's erratic billing schedule is an issue; Bernie Fedak agrees.
- Nick then discussed HOA members who are delinquent with their HOA fees. Seven members are delinquent, and Nick has sent letters to these individuals. Bernie commented that we have not had delinquency in payments before and wondered what is the problem. Bernie will make phone calls to these members to inquire. He feels that we need to set the precedent of charging the late fee. The Board agrees.
- Bernie pointed out that there must be two parties who have knowledge of bills being paid and checks written. Thus, Nancy and Nick both need to have knowledge of the checks being written. Acri pays through a system called ABID. This process takes 7-15 days for the contractor to receive his/her check. Nick states that two people from the Board could have login access to approve checks through ABID (Acri). Thelma must be part of the grounds invoice approval, and Nancy would approve invoices such as insurance payments. The Board agreed unanimously that Thelma and Nancy should approve invoices. Nancy expressed frustration over difficulty in reaching Nick. Nick provided his cell number to the Board, but asked that it not be shared with anyone beyond the BOD.
- Bernie then brought up the HOA audit issue. A semi-annual audit would cost the HOA \$6,000 - \$8,000 and an annual audit would cost approximately \$3,000. Following discussion, the Board agreed to use our year-end statement to serve as an audit, as this is the precedent set by E.M. Malone. Bernie stated that this change requires a vote by the HOA; a change to our bylaws requires a simple majority and a resolution requires a super majority.

Nancy Langston:

- Reintroduced the topic of placing more money in CDs instead of leaving so much in our checking account. She brought information from Union Savings Bank (USB) stating that they pay 2.75%. She did not have information on penalty for withdrawal. Nancy thinks that we should consider this. It is a 10-month certificate and yields the highest interest locally. The Board suggested that Nancy contact USB to gather more details. Bernie suggested placing \$10,000 - \$15,000 in a CD; Nancy would like to consider more. Bernie insisted that we must know the penalty of early withdrawal. Jo suggested that we consider risk-taking of the entire community and find the "middle road." The most important issues are the penalties and up front costs with USB. Nancy is going to get more information on up-front costs and penalties with USB. Bernie will let everyone know, and the Board will vote via email.

Thelma Herlich:

- Presented the Grounds Report. She asked if we wanted to pursue research for a new landscaper as Jimmy Mak's contract is up for renewal this year. Thelma suggested that we ask Jimmy for a three-year proposal moving forward. Bernie feels that we should consider his price, but Thelma pointed out that Main Line II is always first on Jimmy's list during the winter, and the Board agreed we would like to stay with him. The contract runs from January 1 – December 31.
- Thelma initiated conversation about dog clean-up signs. Nancy has already had signs made and offered to have the sign in her yard. Nancy suggests that we could make the sign two-sided. Thelma would like to wait on this.
- Jimmy Mak has cleaned the green dog poop bags out of the storm sewers. The Board has been watching for offenders; Thelma did speak to one homeowner who was seen dropping a poop bag in the storm sewer. The situation seems to have improved.
- Thelma shared that Main Line I has already started the refurbishment project on the entry island and has gotten an assessment from a landscaper. ML 1 hopes that ML2 will contribute \$2500-3000; they will then match it. Bernie feels that we should not have to contribute that much; he thinks that \$6,000 for this project is very high. He stated we have always split costs based on the ratio of homes: 54 in ML 1 and 44 in ML 2. Bernie communicated to Katharine Rector (President, ML1) that we need to participate in the discussion of work to be done before we can commit funds. Thelma thinks that we can utilize existing plantings to minimize new plantings. Thelma wants at least three landscapers to produce a design and a quote, so that we can participate in decisions. Bernie also pointed out that we have a limit of \$3,000 that we can spend without an HOA vote. The board asked how these new plantings would be maintained and watered.
- An HOA member has requested a green visual barrier in their backyard to block homeowners in Main Line I and for additional privacy. A discussion ensued regarding this request. Thelma is going to ask this member to submit a proposal to her for discussion by the Board.

Karl Fox:

- Discussed issues regarding the Architectural Design Committee. He reinforced the Board's unanimous decision that the door color in Main Line II will remain Sherwin Williams #2837 Aurora Brown. Following the Committee's consideration of several different door colors, there was not enough interest/feedback from HOA members to warrant a change. The Committee feels that it is in the best interest of our community to maintain the original colors in order to preserve the intended aesthetic of Main Line II.
- Karl then brought up raised sidewalk panels in Main Line II. The Board suggested that we find a contractor who will level these without destroying the concrete panel. Karl spoke to the head of maintenance in Mt. Lebanon who said that leveling with concrete underneath concrete panels doesn't work very well. Homeowners can hire their own contractor, but will need to obtain a permit from Mt. Lebanon. Karl emphasized that homeowners need to understand that the sidewalks are a personal liability. Bernie

suggested a handyman who lives in Main Line I who knows Bill Bertha. The Board suggested making a copy of the Mt. Lebanon requirements on sidewalks to send via email or have a conversation regarding homeowner responsibility. Karl also suggested that we find out who does sidewalk replacement for Mt. Lebanon.

- Karl then expressed concern about deteriorating mailboxes, which is the responsibility of the homeowner. He suggested that we distribute the mailbox specifications again to encourage residents to repair or replace. Nancy wondered if we could send noncompliance emails, however, there isn't language in our documents that says we must maintain mailboxes. Karl stated that there is a spray paint for repainting mailboxes. Bernie suggested that we do an email blast or distribute handouts in plastic sleeves to everyone and place them in front doors.
- Thelma stated that neighbors are asking about replacing aging exterior lighting fixtures, and she wanted to know how to find the specifications for these fixtures.
- She also asked how she could receive approval for a house addition she is planning to build. As well as securing Mt. Lebanon permits, Bernie said she must submit a drawing for Board approval.

Bernie:


- Initiated further discussion on a lease agreement for Main Line II residents. He feels there should be a covenant agreement on leasing. Bernie stated he would prepare the package and ask Acri to review it. He said we should remove the section on current rentals because there aren't any. Bernie suggested that Board members talk with all homeowners to explain the language and answer questions. We will ask homeowners to vote and return their ballots to the Board. We will tally votes in the early fall. Bernie asked Board members to read the document. He will also give it to Nick for feedback, and Board members will give Bernie their feedback. This will happen within the next couple of months.
- Street parking: There was a complaint to the Board about street parking on the corner of Haverford and Lancaster during the time period that one of our homeowners was receiving home medical care. Mt. Lebanon states that there aren't any regulations prohibiting this; parking is legal in this location. Bernie asked the caretaker to move his/her car for safety reasons; the car was then moved into the driveway.
- Bernie stated that he is turning over a group of old documents to Acri for storage.

The Board confirmed that Karl Fox is head of the Nominating Committee for 2019. Karl asked Jo Brewton to send a list of all HOA members who have served as Board members.

Our next meeting is June 5 @ 6:30 PM at Nancy Langston's home.

The meeting was adjourned at 9:10 PM.

Respectfully submitted,


Jo Ellen Brewton, Secretary

