

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

Nancy Langston:

- The financial reports were reviewed, and Nancy stated that MainLine II HOA earned \$115.00 on our CD for the month. Bernie requested that the CD documentation be attached to these Minutes.
- Bernie Fedak stated that Jimmy Mak has not been paid for three-four months according to Thelma Herlich. Nick Helsley explained that it takes two weeks for bills to be processed and turned into checks. In addition, Thelma was out of the country and Jimmy Mak was late with his billing. Nick said they had gotten behind, but it is cleared up now and this should no longer be a problem.
- Bernie recommended that the Board waive the \$20 late fee for an HOA member, as they were confused by the placement of the bill in the HOA Annual Meeting Packet. There was unanimous agreement.

Bernie Fedak:

- Bernie will be away from the last week of September through the full month of October, so he introduced conversation with Nick about preparation for the annual HOA meeting in November. He asked Nick about preparation of the budget, who responded that Rinaldo Acri will review this with each of his managers. Nick committed to have the budget ready by October 4. Bernie reminded the Board that money must be budgeted for the MainLine Entrance landscaping.
- Bernie brought up the proposed bylaw amendment regarding our annual audit. We will use Acri (as we used EM Malone) to fulfill this need.
- Bernie will talk about the lease amendment, and Karl will talk about sidewalks, house colors, driveway maintenance, and mailbox maintenance.
- Bernie assigned Lease Amendment Packet distribution to all Board members, asking that we distribute these by 7.01.19, so that HOA members have 30 days to consider. An HOA member suggested that we include language stating that the Board of Directors must reapprove tenant's lease renewal each year. The Board agreed on this unanimously.
- Bernie has prepared most of the packet for the annual HOA meeting November 11, 2019.

Grounds:

- Bernie Fedak, who presented Thelma's report, requested that we secure the 2020-2022 bid from Jimmy Mak as soon as possible. The Board agreed unanimously that if

the bid is reasonable, we would sign the contract. Jimmy Mak always puts MainLine II at the top of his snow removal list, which residents appreciate.

- An HOA member has complained about noise from the landscaping blowers and has suggested electric blowers. Thelma and Bernie have researched this issue. Jimmy Mak's blowers are standard for the industry, and no law exists in Mt. Lebanon regarding the temporary noise created by landscaping equipment. Electric blowers are far less efficient and would be impractical. This was communicated to the HOA member.
- Landscape plans for the entrance to MainLine will not move ahead until the Fall. Bernie requested that the landscape document for these plans be attached to tonight's Minutes.
- Lancaster Avenue in MainLine I will be repaved this summer.
- Two complaints were received from HOA members regarding the placement of a black gate across the front sidewalk at 108 Haverford, and a complaint regarding the front doors at 108 and 110 Haverford that still have not been repainted to the approved color (Sherwin-Williams #2837, Historic Color Aurora Brown). Bernie said that he would talk with the owner.
- Bernie suggested that we place information about mailbox maintenance, appropriate disposal of doggie poop bags, and sidewalk responsibility in Mt. Lebanon in the same packet with the Lease Amendment issue. Everyone agreed this was a good idea.

Karl Fox/Architectural Design Committee:

- Dog courtesy signs have been purchased and are ready to be installed. Nancy Langston thinks one should be placed near the front of her home as dog-walkers enter MainLine II, and one should be on the opposite side of Lancaster at a similar location. An HOA member is unhappy with this location for a sign. Karl has suggested that the sign be placed on HOA property nearby. Karl reinforced that it is the Board's responsibility to place these signs where it feels they are most appropriate in order to respond to HOA complaints about dog walkers failing to clean up after their pets.
- An HOA member has requested that two trees be planted on the back of their house on Lancaster to provide further privacy screening. They feel that because the HOA planted trees along the cemetery property line, this should be considered for their property. Board members discussed that the trees along the cemetery were planted because of ongoing trespassing issues in MainLine II backyards and common areas on the part of people walking dogs in the cemetery. Bernie said he would talk with this HOA member. The Board agreed unanimously that we are unable to pay for every request for HOA-funded landscaping.

Karl Fox/Nominating Committee:

- Bob Watts, 169 Lancaster, has expressed interest in being on the Board of Directors. Bernie stated that we need one additional person from Haverford and one from Lancaster. He suggested that we ask HOA members when we distribute the Lease Amendment packet.

- Jo Brewton asked Karl if he would like an email blast sent later in July if we continue to struggle; he accepted this offer. Jo provided a list of all HOA members who have served in the past.
- Bernie said he would continue to reach out and make phone calls to try to recruit Haverford members.

Our next meeting will be September 11, 2019 at 7:00 PM at Karl Fox's home.

The meeting was adjourned at 8:25 PM.

Respectfully submitted,



Jo Ellen Brewton, Secretary

