

## MainLine II Board of Directors Meeting 9.11.19

Bernie Fedak called the meeting to order at 7:00 PM at the home of Karl Fox. Present were Karl Fox, Vice President, Nancy Langston, Treasurer, Thelma Herlich, Grounds Committee, and Jo Brewton, Secretary. Nick Helmsley of Acri Realty was not present.

### **Nancy Langston/Treasurer:**

- Nancy stated that we haven't yet received the August financials from Acri Realty.
- She feels concern that there is too much money sitting in the money market fund once again, and initiated a discussion. Bernie then stated that the financials include the \$25,000 in the USA Bank CD.
- Bernie suggested opening an account at PNC on Washington Road, in which our money sits in a money market fund earning 2% interest and will transfer to checking when needed. Bernie suggested that Nick Helsley should do a \$5000 transfer to PNC, but he's not certain that Nick can do this.
- Karl saw Community Savings advertising 2% and suggested we could put all of our money in a money market account.
- Nancy wants to be able to of transfer funds between accounts via computer. The Board agreed unanimously to set up an account this way for convenience.
- Total current assets are \$78,768. \$25,000 is in a certificate of deposit. Nancy feels we're in a healthy situation.

### **Bernie Fedak/President:**

- Bernie proposed a Fiscal Resolution that would authorize a monetary fine for violations of the stipulations in our Declarations, Bylaws, Rules & Regulations, and previous Fiscal Resolutions as allowed by the PA Uniform Planned Communities Act, Section 5302, Paragraph 11. The Board agreed upon a \$25/per day penalty unanimously, and Bernie Fedak and Jo Brewton signed the Resolution at the close of the meeting. Bernie and Jo will send out an email blast with this information.
- The PA Uniform Planned Communities Act also removes the requirement for an annual audit. Ed Malone (E.M. Malone to whom we are switching our financial management) recommends this because our total amount of funds is so low. Mr. Malone's review would suffice.
- E.M. Malone will store our MainLine II documents. Bernie feels our documents are in horrible condition and need to be improved
- An HOA member has placed a gate/fence embedded in concrete across their front sidewalk without Board approval, which is a violation. Bernie has this homeowner to ask that a form be filled out for Board consideration. The Board would then have to vote.
- Karl points out that a fence was erected between two properties on Lancaster without Board approval. Karl asked if that there would be a requirement for the fence to be removed if one of the families was selling their home? Karl pointed out that the Board must approve anything attached to the front of the house. A discussion ensued, and Bernie suggested that we require the HOA member with the gate, who also has a

flagpole in the front lawn, to submit a form for Board approval for both the flagpole and gate.

- Thelma then suggested that Bernie speak about this issue of seeking Board approval at the annual HOA meeting in November. The Board has approved this evening a monetary fine of \$25/day for violations that goes into effect on December 15, 2019.
- Bernie plans to write an email communication around 10/29/19 that explains why we are switching to E.M. Malone. Nancy and Bernie will set up the new bank account at PNC.
- E.M. Malone will store our MainLine II documents. Bernie feels our documents are in horrible condition and need to be improved.

#### **Thelma Herlich/Grounds:**

- The 2020-2022 contract with Jimmy Mak has been signed. Thelma stated that his bid was \$1200 higher, but that the Board is generally happy and satisfied with his work. His company will perform Fall Clean-up the last week of October or first week of November. Bernie will send Jo a copy of the signed Jimmy Mak contract.
- A noise complaint by an HOA member regarding a neighbor using a high frequency vibration device that repels rodents has been resolved.
- Bernie inquired about the MainLine Entrance landscaping project with MainLine I. Thelma hasn't heard from them, but they are planning to meet this Fall. Bernie asked if there is an item in the budget for this? Thelma responded yes: \$750 in 2018 and \$800 in 2019. Thelma will let Nick Helmsley know what amount she would like to have in the 2020 budget for this.
- Bernie then asked if there was a budget item for tree removal? Yes: \$1,000 for tree removal. Thelma stated that we could apply this to the locust tree that must come down in the communal area. We don't need a permit from Mt. Lebanon, and if we don't take out the stump, we don't need to worry about utilities.
- The Board voted to remove the entire tree and wood debris, which requires approval at the Annual HOA Meeting on November 11<sup>th</sup>. We'll be asking the HOA to spend between \$3500-\$4000 for the entire removal project.
- The HOA is responsible for plantings around utility boxes. There is a dead arborvitae around Bertha's box. Jimmy Mak is planning to take this down. Ornamental grasses are looking out of control. Jimmy is going to take care of this as well.
- Nancy Langston expressed concern about how the utility boxes look in front of 153 Lancaster. Nancy feels they are obsolete and unsightly. Bernie asked Thelma to look into this to see if they can be removed.

#### **Karl Fox/Architecture:**

- Karl feels that the Architecture Committee should be an "on-call" committee, meaning that they don't need to be looking proactively for things to do. The Committee should function in response to HOA member requests, projects, and concerns about violations.
- Bernie asked Thelma to ask 108 Haverford to fill out the form requesting Board approval for the gate across the front door stoop and the flagpole.
- Mrs. Elizabeth (Becky) Surma, pending new resident at 163 Lancaster, wants to change light fixtures on the exterior and also wants to replace windows. Bernie has told her she needs to get in touch with the Architecture Committee.

- As soon as the rental/leasing amendment comes back from Allegheny County, Bernie will provide it to us. It must go in our MainLine II resale package and also on our website.
- Bernie will have the HOA Annual Meeting package ready for Jo when she returns from vacation on 9.22.19.

The next meeting will be the MainLine II Annual HOA Meeting on November 11, 2019 at 7:00 PM at the Mt. Lebanon Municipal Building, 710 Washington Road.

The meeting was adjourned at 8:40 pm.

Respectfully submitted,

*Jo Ellen Brewton*  
Jo Ellen Brewton, Secretary

