

**II Minutes
Board of Director Meeting
March 12, 2020**

Board Member	In Attendance	Absent
Bernard Fedak	X	
Nancy Langston		X
Anna Roman-Michalopoulos	X	
Robert Speed	X	
Robert Watts	X	

Bernie Fedak called the meeting to order at 6:05 pm at the Fedak residence at 102 Haverford Avenue.

Welcome

Bernie Fedak welcomed the board members in attendance to the meeting.

Treasurer's Report

In Nancy Langston's absence, Bernie Fedak provided the Treasurer's report.

- The transition from Acri Realty to Malone has been completed. We are waiting for the 1st quarter report from Malone.
- The HOA currently holds two (2) CDs with PNC; and at the June meeting there will be a discussion as to whether to invest further funds.
- A brief discussion followed regarding whether there was a need to utilize a PNC credit card available; board membership declined.
- Resale documents are available from Malone – the fee is \$150

Grounds Report

Bob Watts provided the update on Mainline II grounds:

- Locust tree in the Haverford Circle may need to be removed; Fairfield Landscaping will be contacted to inspect the tree and make appropriate recommendations.
- Fairfield Landscaping will begin fertilizing properties and the common ground in the coming weeks.
- The Mainline I HOA made an initial contact with Bernie Fedak regarding potential improvements to the landscaping at the entrance of Mainline. To date, the Mainline I HOA has been maintaining the landscaping. They will be requesting some financial support from our HOA in upcoming months.

- Bob provided an overview of a proposal from Premier Lawn Care which offered a control program for Lyme Disease. The total cost was estimated at \$5,100 (+tax). After a brief discussion, the board declined the proposal.
- Bernie provided an overview (and handout) on Retention Pond Maintenance. There are 4-5 homes in our HOA that border the Retention Pond. To date, two households (Smith/McCarthy) have been voluntarily inspecting the area and giving maintenance requirements to Jimmy Mak. We are obligated as an HOA to maintain the pond and the storm water pipes that drain into the pond. It was determined by those present to continue with the voluntary maintenance plan.
- A discussion followed regarding the number of fir trees that were getting very large in the front of some homes as well as the maintenance of mailboxes and sidewalks. Bob Watts agreed to draft a letter alerting members of the Spring mulch timeline and encourage them to review the size of the trees on their property (front) and remind members that it is each homeowner's responsibility to maintain as well as sidewalks and mailbox maintenance; and encourage homeowner's to leave their garage lights on in the evening.

Architect Committee

Bob Speed provided the update:

- Eric and Alice Neishloss, 115 Haverford Circle, has requested to replace the canvas awning at the back of their home with a roof.
- Mark Blatter, 150 Lancaster Avenue, has requested to enclose the back porch/deck to create a sunroom.

Bernie raised the concern my several HOA members regarding the gate and fence that had been installed at the home of Mary DeFalice, 108 Haverford Circle. He indicated he would prepare the paperwork to request a retroactive exception as the gate and fence have been in place for several years.

Bernie also suggested that we establish a subcommittee with three (3) HOA members who would be responsible for walking the Mainline II property annually to report violations and make recommendations to the BOD member in charge of architecture.

Old Business

- Data storage – Bernie has the Acric documents; Dave Hughes to be contacted by Bob Speed to discuss password protection for some information and also to PDF the plan documents so they cannot be changed on the site.
- Website has been updated but is not password protected.
- A brief discussion followed regarding the possibility of scanning the minutes and documents kept to date from the inception of the HOA. Anna Roman agreed to review.
- Bernie agreed to stay on the Board for an additional year when Bob Speed steps off at the end of this calendar year 2020.

New Business

- Anna Roman agreed to establish a vendor list for the HOA and will survey the membership for recommendations. Anticipated timeline of completion would be mid-April.
- Future meetings: June 10 (Watts Home) and September 8, 2020 (Michalopoulos Home).

The meeting adjourned at 7:55 pm

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Anna Roman-Michalopoulos', written in a cursive style.

Anna Roman-Michalopoulos