

**Mainline II Minutes
Board of Director Meeting
June 10, 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 7:05 pm at the home of Robert and Deborah Watts at 169 Lancaster Avenue.

Welcome

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

Treasurer's Report

Nancy Langston's provided the Treasurer's report:

- The transition from Acri Realty to Malone has been completed. Nancy has requested that Malone be provided access to the PNC Account.
- The HOA was notified by Malone that a real estate tax bill for Mainline II common property was due; the amount for 2020 is \$48.72. Malone will be notified to pay this amount. Nancy will verify if there are any arrears from prior years.
- The balance in the checkbook is \$53,767.39. Malone is recommending that \$28,000 of this balance be added to the reserve account. A brief discussion followed regarding the reserve account which was initially established by Malone with 25,000.00 and currently has a \$50,000 balance. All other funds were placed into the operating account during the transition from Acri. The Board agreed to re-establish the reserve account with 68,000.00 for long term asset expenses. Nancy and Bernie will discuss with Malone.
- The HOA currently holds two (2) CDs with PNC which will mature this Fall; CD at Union Savings on 11/20/20 and CD at PNC will mature on 12/2/20. The Board will review whether we should establish a third CD; and then approved to place any additional reserve funds into a savings account.
- Nancy reviewed the past four (4) months check requests and payments; and indicated that checking paying with Malone has been very smooth.
- No one is delinquent on the 2nd quarter dues.
- Resale documents are available from Malone – the fee is \$150

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Grounds Report

Bob Watts provided the update on Mainline II grounds:

- The locust tree behind 172 and 174 Lancaster Avenue was taken down in April. The tree is slated to be removed in August.
- The fertilizing contract is in place with Premier Service and they are providing appropriate notice in time to allow formal notification to all homeowners.
- Linda Wernikoff who is of the head of Mainline I Grounds Committee has been in contact regarding upgrading the island entrance into Mainline. The initial discussion centers around the potential installation of a water line and upgrading the plantings and was estimated to be in the \$10,000.00 range. After further discussion, the Board agreed that a water line was not needed and would not be funded. Bob and Dave Hughes (if he is available) would meet with Linda to review the request and see what plantings could be updated in a more cost effective alternative utilizing drought resistant and salt tolerant vegetation.
- The dead tree in the Haverford Circle will be removed and be replaced with a Crab Apple tree in the Fall by Fairfield Landscaping. The cost is estimated to be between \$700-1,200.00.
- The dead branches have been removed from the arborvitae between Haverford Circle and the cemetery. Jimmy Mak replaced 4-5 arborvitae this Spring and we are waiting for the bill.
- The Board voted (3 yes/1no) and approved the expense of replacement signs for "Clean-Up after your dog" which will be cemented this time into the grounds near the entrance of Mainline II. Nancy Langston agreed to have one sign placed on her property and Bob would contact Rudy and Nancy Bies to see if they would allow a sign to be placed on their property.
- Elaine Goldbloom has contacted Bob indicating that the property near her home on Marion Drive should be maintained by Mainline II in terms of upkeep. Bob is to meet with her in the coming weeks to determine the actual property line as well as her request.
- Jimmy Mak will be contacted to replace the plantings near the utility box on the property of Bill and Susan Bertha, 104 Haverford Circle.

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Secretary Update

Anna Roman provided an update on communications and minutes:

The signed and approved minutes of the March 12, 2020 meeting were circulated. Anna hopes to have the June minutes provided on a more timely basis and apologized for the delay.

- The vendor list has been completed and will be updated twice a year. It was forwarded electronically along with an updated email and address listing in mid-May to all homeowners.
- The June First Friday food drive was very successful. With the participation of the homeowners in Mainline I, we were able to collect over 70 bags of food which was distributed to local food banks. The next First Friday will be held on Friday, July 3rd. Homeowners will be encouraged to wear a mask and to continue social distancing due to the COVID 19 virus.

Architect Committee

In Bob Speed's absence, Bernie provided the update:

- Mt. Lebanon has issued new regulations regarding the sidewalk area that crosses over the driveways which affects all of our homeowners. It is anticipated that further information would be forthcoming from the township on this issue.
- Bernie again 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. This led to a discussion regarding the mailboxes in the association that are in disrepair and should be either painted or replaced. Nancy Langston agreed to develop a communication regarding the mailboxes in disrepair and to additionally speak with the individual homeowners.
- The board discussed again the gate and fence that had been installed at the home of Mary DeFalice, 108 Haverford Circle. The members present concluded that since the installation occurred several years ago, it did not merit a discussion with the homeowner. However, Bernie wanted the board to be aware that we would be in a difficult position should another homeowner decide to install a similar gate and fence.

Old Business

- A brief discussion followed regarding data storage; and it was determined that the initial scanning of documents would include: board minutes, resolutions, amendments and

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financial records. Anna Roman agreed to begin scanning those documents as her time permits during her tenure on the Board.

- Bernie outlined the checklist and timeline for the 2020 annual meeting package. Members discussed that while in the Green Phase declared by Governor Wolf the space at the municipal building with a group our size may not allow for appropriate social distancing (6ft) between members. Consideration was given to a potential outside venue either on the street or in a homeowners backyard (Fedak backyard; Michalopoulos side yard). It was agreed to hold on a decision until later this Summer.
- The email communication and nomination forms will be forward by Anna to all home owners on July 1st with a deadline for return/nominations on August 15, 2020. .

Future Meetings/Dates/Deadlines

- August 31, 2020; deadline for board nominations
- September 9, 2020; 7:00 pm (Michalopoulos residence)
- October 13, 2020; potential outdoor annual meeting due to COVID (location to be determined)
- November 11, 2020; Annual Meeting – 710 Washington Rd
- December 9, 2020; New Board Members Meeting (Langston residence)

The meeting adjourned at 8:25 pm

Respectfully submitted,



Anna Roman-Michalopoulos