

Mainline II Minutes
Board of Director Meeting
September 9, 2020

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

Bernie Fedak called the meeting to order at 6:35 pm at the home of George and Anna Michalopoulos at 172 Lancaster Avenue.

Welcome

Bernie Fedak welcomed Bob Schuetz to the board meeting. Bob Schuetz will complete the term of Robert Speed who resigned on August 31, 2020 as he had sold his property (174 Lancaster Avenue). Bob Speed's resignation letter is attached.

Treasurer's Report

Nancy Langston provided the Treasurer's report:

The year 2020 ended with a deficit of \$730.10. ACRI projected our revenues in 2020 to be \$63,100.00. The community actual is \$66,000.00. For 2021, Malone has projected revenues to be \$66,000.00. Nancy noted that she was quite pleased with the response from and work being done by the Malone Group.

There was a discussion of how we will track snow and grass cutting in the upcoming year. The HOA spent \$33,000.00 on average for landscaping for the last three (3) years. Bob Watts will contact Jimmy Mak to see if he can send out invoices in a timelier manner. We have not received the July or August grass cutting invoices as of this date. We will set up a 2020 liability for unbilled Jimmy Mak expenses if necessary. Bob Watts will keep track of Jimmy Mak activities and advise Melone how much to set up in December, 2020.

Grounds Committee Report

Bob Watts provided the Grounds Report:

The locust tree in the common ground behind 174 Lancaster has been taken down. Jimmy Mak will cut the tree into pieces, chip the vegetation and cut/chip all other fallen trees in the common ground area (141-G-200) later this Fall. The dying pear tree in the Haverford Circle cul de sac will be removed by Fairfield Landscaping this Fall. The cost of removal and replacement of the tree with a crab apple tree will be \$780. Fairfield will also provide an estimate for the cost of removing a dying deciduous tree in the row of arborvitae between Haverford and the cemetery line. We will replace this tree in 2021.

A survey was completed to locate the property line between Mainline II and 243 Adeline to determine who owned the overgrown tree encroaching on the property. Mainline II does own the tree and Bob Watts will contact the homeowner to determine how s/he would like us to proceed (i.e., trim the tree/removal of tree). Jimmy Mak planted two shrubs on either side of the utility box in front of 104 Haverford circle); only one survived and he has agreed to replace the shrub this Fall.

Bob noted that there has been no further follow-up for our colleagues in Mainline I regarding their proposal for upgrading and improving the landscaping in the entrance to Mainline. Bob has indicated to the contact there that we would like to be involved in their planning process if they would like our HOA to provide funding for this project.

Bernie provided an update on the discussions he has had with the Mt. Lebanon township regarding the assets owned by ML II HOA and/or Mt Lebanon. He walked board members through the survey drawings provided by Wind Ridge Engineering and the Mt Lebanon GIS piping map. The ML II assets are nearly defined. We have a dispute with Mt Lebanon regarding the discharge piping from the dry detention basin, hopefully this will be resolved at a meeting scheduled for September 16. The purpose of establishing an asset base for ML II is to consider doing a reserve study in 2021.

Bernie then introduced a proposal for the establishment of a detention basin inspection and maintenance subcommittee. The subcommittee will update the previously developed basin inspection and maintenance manual. We are hopeful that the manual can be reviewed and approved by the BOD at the December 2020 meeting. The subcommittee will periodically monitor the detention basin condition and recommend maintenance action. The subcommittee will report to the board member responsible for Mainline II Landscaping and will prepare an annual report and deliver it at the Fall board meeting. The report will be included in the annual meeting package submitted to all HOA unit members. The initial subcommittee members will be Dennis McCarthy (154 Lancaster Avenue) and Mark Smith (158 Lancaster Avenue). (See attached Board Action Resolution)

The board then considered the request from Dennis McCarthy of 154 Lancaster Avenue to have the HOA pay for the planting of two birch trees and three white pine trees on the backside of the Dry Detention Basin at a cost of \$1,750.00. Following a thoughtful discussion by the board, members voted unanimously to turn down this request. (see attached for Board Action Resolution)

Nancy Langston will place the order next week to replace the signage regarding picking up after pets in the neighborhood and have Jimmy Mak install them later this Fall.

There was a brief discussion regarding Jimmy Mak's contract which will be up for renewal in 2023. The board agreed to add weeding in the cul de sacs into the next contract. Anna Roman-Michalopoulos noted the planned "Love your Cul de Sac" event planned for Sunday, September 13, 2020 in the Haverford Circle and Lancaster Avenue properties.

Architecture Committee Report:

Bob Schuetz provided the Architecture Committee Report:

Over the past several years garage doors in Mainline II have been replaced and/or repainted. There have been two companies that have primarily installed and/or replaced garage doors,

Overhead Door and Clopay. Currently there appears to be at least three different colors of garage doors within Mainline II. The Board reviewed the original color selection and formula availability through Sherwin Williams; and voted unanimously (see attached Board Action Resolution) on the color selection for garage doors. These colors must be used **when repainting** garage doors. effective September 9, 2020. The paint colors will be posted on the Mainline II website. The colors for siding and front doors is already on the website. The board also noted that anyone who recently painted garage doors in the last year does not have to repaint.

Bernie and Bob then discussed the proposal of asking for two volunteers at the upcoming Annual Mainline II HOA meeting to serve in an ad hoc committee capacity to perform an annual "walkabout" through Mainline II of any violations of HOA bylaws/policy. This committee will also assist the Architecture BOD member with alteration requests.

Other Business

Bernie indicated that Ray Buehler (111 Haverford Circle) and Dean Calland (123 Haverford Circle) had accepted the nomination for board membership. Their nominations will be voted upon at the Annual Mainline II HOA Meeting which will be held on October 13, 2020 in the Lancaster Cul De Sac.

The board discussed the agenda and logistics for the annual meeting which includes limited attendance to one (1) unit member. A quorum of twenty-three (23) unit members must be in attendance or vote by proxy in order to elect the new 2021/22 BOD members.. Board packages will be personally delivered to each unit beginning the week of September 14, 2020 by Bernie Fedak (Haverford Circle) and Anna Roman-Michalopoulos (Lancaster Avenue). A reminder will be sent via email closer to the meeting date.

There was a brief discussion regarding document storage of the paper documents that have been passed from board secretary to board secretary since the inception of the HOA. It was agreed that Bob Schuetz would contact a local storage facility to see what it would cost to store the documents. The goal would be to keep five (5) years of past files in the household of the board secretary going forward.

There being no further business, the meeting adjourned at 7:45 pm.

Respectfully Submitted,



Anna Roman-Michalopoulos

09 August 2020

Mr. Bernard Fedak

President Main Line II HOA Board

Dear Bernie,

I respectfully submit my resignation as Vice President, Main Line II HOA Board effective 31 August 2020 or sooner at your request. It has been a pleasure serving with you and the rest of the current board but we have sold this property and will no longer be living in Main Line II as of 03 September 2020.

If you have any questions, please contact me at either 412.848.2011 or speedbob55@yahoo.com.

Sincerely,

Bob Speed

174 Lancaster Ave

Pittsburgh, PA 15228

**MAINLINE II HOA BOARD ACTION
ESTABLISH A DETENTION BASIN
INSPECTION/MAINTANANCE SUB-COMMITTEE**

SEPTEMBER 09, 2020

IT HAS BEEN PROPOSED THAT A 2 MEMBER SUB-COMMITTEE BE ESTABLISHED TO MONITOR THE DETENTION BASIN CONDITION AND RECOMMEND MAINTENANCE ACTION. THIS SUB-COMMITTEE WILL REPORT TO THE BOARD MEMBER RESPONSIBLE FOR MAINLINE II LANDSCAPING. THE SUB-COMMITTEE WILL PREPARE AN ANNUAL REPORT AND DELIVER IT AT THE FALL BOARD MEETING. THIS REPORT WILL BE INCLUDED IN THE ANNUAL MEETING PACKAGE SUBMITTED TO ALL UNIT OWNERS.

THE INITIAL COMMITTEE MEMBERS WILL BE DENNIS MCCARTHY AND MARK SMITH. THEIR TERM IS INDEFINITE AS LONG AS THEY ARE WILLING TO SERVE. SHOULD ONE OR BOTH MEMBERS RESIGN – NEW COMMITTEE MEMBERS WILL BE ASSIGNED ON A VOLUNTEER BASIS.

THIS COMMITTEE WILL PREPARE A DETAILED POND MAINTENANCE PLAN FOR APPROVAL BY THE BOARD. THIS PLAN WILL BE DISTRIBUTED TO ALL UNIT OWNERS AND POSTED ON THE ML II WEBSITE.

THIS COMMITTEE WILL START FUNCTIONING IMMEDIATELY.



BERNARD FEDAK



ANNA ROMAN MICHALOPOLIS



ROBERT WATTS



ROBERT SCHUETZ

BY PHONE

NANCY LANGSTON

MAINLINE II BOARD ACTION
ESTABLISH A STANDARD COLOR FOR GARAGE DOORS
SEPTEMBER 09, 2020

IT HAS BEEN PROPOSED THAT THE SHERWIN WILLIAMS COLOR OHD SANDSTONE (FORMULA – AZKONOBEL CODE – PT2R50798, BASE A82w153, 42-1/32oz W1 WHITE, 41-1/32oz & 1-1/64oz & 1-1/128oz B1 BLACK & 6-1/32oz R2 MAROON & 37-1/32oz & 1-1/64oz Y3 DEEP GOLD) BE ADOPTED AS THE STANDARD COLOR WHEN REPAINTING GARAGE DOORS. THIS IS THE CURRENT COLOR FOR ALL OVERHEAD DOOR COMPANY DOORS IN THE PLAN.

HOMEOWNERS WILL BE ADVISED VIA BROADCAST EMAIL AND THIS COLOR FORMULA WILL BE POSTED ON THE MAINLINE II WEBSITE.


APPROVED – ML II BOD MEMBERS



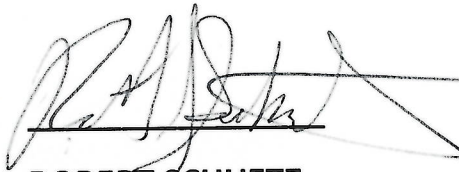
BERNARD FEDAK



ANNA ROMAN MICHALOPOLIS



ROBERT WATTS



ROBERT SCHUETZ

BY PHONE

NANCY LANGSTON