



A Premier Planned Community in West Hanover Township

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**Bradford Estates Property Owners Association (BEPOA)  
Snow Removal Committee – Meeting Minutes  
Saturday, January 30, 2016 – 8:30am**

Board Members: Kevin Gemmell, Dwayne Laird, Cheryl Braxton, Kathleen Lynch and Stacey Connors were present. Antoinette Black from PMI was also in attendance.

Resident Attendees: 240 Buckley, 224 Buckley, 113 Buckley, 159 Radle, 261 Buckley, 220 Buckley, 117 Radle, 107 Bradford, 184 Radle, 165 Radle, 229 Buckley, 243 Buckley, 230 Buckley, 131 Buckley

**A. INTRODUCTIONS**

The Board members and Antoinette Black were introduced to those in attendance. The meeting was held in the Holy Name of Jesus gymnasium.

**B. CALL TO ORDER**

The meeting began promptly at 8:30am. A quorum was not required as this was a committee formation meeting. Kevin provided a basic overview of the issues that brought everyone together and outlined these points:

**C. GENERAL DISCUSSION**

1. Record storm - average yearly snowfall in 24 hours (30.5 inches).
2. Contractor had limited resources as did every other contractor.
3. They worked as quickly as they could, especially given the township and resident plowing made extra work for them.
4. Residents have to respect the process and not engage the work force directly.
5. Workers must be respectful and direct all requests, issues and complaints to board or PMI.
6. We will create new email ([snow@bepoa.org](mailto:snow@bepoa.org)) for special requests from healthcare workers, sick/elderly or first responders.
7. We will publish a plan for clearing the snow so all residents are aware of the schedule, including the clearing of the circle and large parking areas first.
8. We may need to do a special assessment if we get any more large snowfalls.
9. Withholding of dues is not a remedy, we've held dues low enough for many years.
10. We will document and address any other concerns in updated Snow Policy.

**D. QUESTIONS FROM FLOOR**

Q: Does BEPOA have any warranty or guarantee from Searers on removing snow in a certain timeframe?

A. No, the contract is in the form of an acceptance of proposal based on a fixed cost per inch plus additional labor hours for skid loader and extra manpower.

Q. Is there a Terms & Conditions (T&C) addendum to the contract with Searers?

A. No, but a T&C addendum will be considered and BEPOA has the ability to cancel the contract for any reason with 60 days notice to the contractor.

Q. Why is there no T&C addendum to the contract?

A. Searers has been performing lawn care and snow removal for BEPOA for seven years with only minor issues and complaints which they have resolved. The Board did not feel a T&C was necessary and does not want to overreact at this time but will speak to the contractor about reasonable warranties.

Q. Is Searers the best contractor available and why did we choose a contractor from Shermans Dale?

A. Searers was the only contractor who bid the lawn care and snow removal as requested in the bid package. The two other bidders only quoted a time & materials cost that was a very high per hour price. Searers home location has never been an issue and was not the reason they were short-staffed during the recent record snowfall. They are very reasonably priced comparatively and very accommodating of our unique community needs.



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Q. Are the walking paths supposed to be cleared of snow?

A. No, it would be too difficult to maneuver the inclines and lack of asphalt on most of them.

Q. Can the contractor start clearing somewhere different during the next snow storm?

A. Yes, part of the new Snow Policy will account for rotating areas once the common areas and sidewalks are cleared so one section of the community is not always first or last.

Q. Why does the contractor devote labor to sidewalks while driveways get cleared last?

A. West Hanover Township ordinance calls for clearing of sidewalks (including bus stop and common areas like the circle) within 24 hours of the last snowfall so that is their first priority.

Q. Will residents get a discount or refund on their dues for clearing snow on their own?

A. Unfortunately, while the Board recognizes that some residents did clear some or all of the snow on their property dues will not be refunded. A discount will be negotiated with the contractor and that cost decrease will help us keep enough reserves in our operating budget for future snowfalls this season. The recent snowfall has cost BEPOA almost 85% of the budgeted funds for the entire season.

Q. Can the contractor not bother to plow anyone who is in arrears on the dues?

A. The Board had a legal review of that strategy for lawn and snow and it was not recommended.

The meeting was adjourned at 9:52am. The next planned Board meeting is in early June to prepare for the annual owners' meeting.

Respectfully submitted by President,

*Kevin Gemmell*