

WALDEN NEIGHBORHOOD ASSOCIATION

C/O Esquire Association Management
480 New Holland Ave. Suite 8204
Lancaster, PA 17602

Board of Directors Meeting Minutes
Thursday, September 22, 2016

In attendance: Kim Shearer, Megan Crompton, Casi Babinchak, Dr. Srinivas V. Koduru, Jennifer Todd, Josh Smith, Mike Nerozzi. Amy Mason and Ryan Neumyer of Esquire Association Management were also in attendance.

1. Call to order @ 5:03 pm
2. Member Comments –
 - a. Rich Tysarczyk (114 Courtland) asked: Will either of the parks have a set of swings? Rivendell installed a play set with a swing and have had no issues.
 - a. Greg advised to date it has not been discussed by the Board but will give it consideration.
 - b. Kim advised that swings are a big liability for the Association.
 - b. Cheryl Wieder – Mailboxes – when they installed the new mailboxes up near Madison – it appears they still have not placed them in convenient locations for all members. Will the Walden NA begin marking fire hydrants before the winter comes? The grass that was installed at Walden Hall looks like weeds – is the HOA going to make sure they have grass installed prior to Charter deeding it over. Charter traffic trucks are still using some of the paved streets for access near Tavern House Hill.
 - a. Member was advised that mailbox placement is not under the discretion of Charter.
 - b. Board did indicate they would be marking the fire hydrants this winter.
 - c. Greg advised that the area was just recently over seeding by direction of the Board and Charter covered this expense.
 - d. Greg advised that Tavern House Hill is not top coated yet.
 - c. Tom – 42 Tavern House Hill – comments regarding the changes in declaration about storage on the streets. Not particularly bothered about the declaration. What did bother Tom was the process the Board went through to implement this declaration. Why, was this decision made in the Executive Session as opposed to the Open Meeting – how did you as a Board arrive at this decision? Things like this should not have been done in secrecy. This is not a dictatorship – these things should be more transparent. Need some sort of operating procedure that advised the members at one meeting and then a decision is made at the next.
 - a. Josh advised that the transparency issue is well noted. However, the Executive Session content is at the Boards discretion. There were some legal documents and wording of the documents that required to be discussed in the Executive Session.

The Board just wanted to make sure they were protecting the Associations investments.

- d. Cheryl – feels that information is being communicated more appropriately
 - e. Brandon Miller – 155 Walden Way – I saw that Harty posted something about fun day – it mentions in the post that the other shops will be open and that kids can come. Has anymore information come out on this event? Would like to know how the calendar works for scheduling events using Walden Hall. Do residents need to submit a notice that they will be using the hall? An event that would be open to the entire Neighborhood that we are requesting use of Walden Hall is Dec 11.
 - a. Casi – advised she has just heard about it today. At this time, all the Shops are participating in the Halloween trick or treating.
 - b. If there are yearly events the Board can make the decision to block out those dates. Any event that the members want to do for the entire neighborhood – should just be submitted to the Board.
 - c. Sat, Dec. 3 – Walden Winter Lights
3. Approval of August, 2016 Meeting Minutes - Casi made a motion to approve, Josh made a motion to approve without 5E.

Unfinished Business

5a. Walden Hall – Member Reservations –

Greg asked if the Board set a limit on when they will accept reservations. Greg thinks 7 days would be enough notice for the Members. If a group wants to rent the clubhouse exclusively – then normally a fee is charged. If it is open to the entire Community for residents – then there is no fee charged. Members should go onto the Walden website to submit the request – the Board will review the request at the monthly Board meetings.

5b. Field of Wildflowers –

Quotes were presented to the Board. Kim shared that she doesn't feel that the HOA should be paying for this expense. Greg advised that EAM should present this information to Charter. Ask Charter to go back and assess the space – let Charter know that the area was not delivered to their satisfactory.

5c. Mike Nerozzi, Perspective Board Member Replacement –

Mike Nerozzi – gave the Board a brief overview of his background. Greg asked if he will have attendance issues? Mike advised that he feels that he would be reliable.

Ryan advised that this would be an appointment position.

Josh made a motion to appoint Mike Nerozzi to the Board. Motion was made and accepted to add Mike Nerozzi to the Board.

5d. Establishing a Pool Committee -

EAM will put together an idea of what the expectations of the Pool Committee will be. In addition, EAM will provide a cost analysis to see the benefits of this Committee vs. using the Pool Company. The Board expressed appreciation to the members who have expressed an interest in helping.

New Business

6a. Speed Limit/No Parking Signs – Winslow Alley – “Children at Play” signage

EAM advised that SSP would be willing to provide speed traps if there are neighbors in Walden that will give them permission to park in their driveways or in front of their homes. EAM will follow-up with the members who have expressed concerns about the speeding. The board made no further decisions at this time on the signage – this is still an area the Board is working on.

In addition, the issue of “no parking” signage came up for the homeowners on Walden Way.

Greg advised that if the Association just wants to create a sandwich Board – Charter will look into having some sort of permanent signage made indicating there is parking in the rear. The Board asked EAM to look into this sign price – with the hope of not exceeding \$200.00. Greg Hodecker will follow-up with EAM on this signage.

6b. Walden Entrance Lights –

The members would like the lights put back up on the trees on Walden Way. The members also feel that Charter should be paying for the lights. One member felt that the agreement that Charter signed with the HOA should dictate Charter keeping the lights and paying for them. Members feel that the ambience of the Walden Way has changed. EAM advised the Board of the quotes that have come in on the lights for the Board approval. EAM presented a quote from Artisan Electric and Lighting Design for installation of 33 up-lights for \$8,000. Kim made motion and Greg second that as long as the sample looks satisfactory – EAM will proceed with lightening. Sample light will be up for review for one week – if no feedback – EAM will proceed with full installation.

Greg asked the homeowners on the Board if they have any interest in having Sara Austin review the agreement between Charter and the HOA concerning the lights. Megan, Kim, Mike and Dr. Koduru all agreed that it is not necessary to have a legal review.

7. Mailboxes – all chipping – EAM to secure quotes for painting them.

Meeting adjourned.

