



A Premier Planned Community in West Hanover Township

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**Bradford Estates Property Owners Association (BEPOA)**

**Board Meeting Minutes**

**Monday, April 12, 2015 – 6:30PM**

Attendees: President - Kevin Gemmell, Vice President - Dwayne Laird, Secretary - Cheryl Braxton, Stacey Connors  
- Member-at-Large was absent and Kathleen Lynch, appointed to fill remainder of term for Dan Combs.

The meeting was held at 202 Berkley Drive, Harrisburg, PA 17112

**A. CALL TO ORDER**

The meeting was called to order by Kevin Gemmell at 6:38PM and seconded by Dwayne Laird.

**B. COMMUNITY VIOLATION NOTICE RECEIVED FROM WEST HANOVER TOWNSHIP**

BEPOA received a letter from WHT dated December 15, 2014 advising of the violation of the condition of the pond located south of Radle Road. BEPOA has been told to restore low flow channel by removing overgrown vegetation, correct erosion at bottom of pond and replace stone.

**C. LANDSCAPING**

Per new contract, new mulching was completed this year and mulch will only be turned over next year.

**D. HOMEOWNER ISSUES**

Front door on home in the 200s of Buckley Drive was painted a color not approved by BEPOA nor was a request submitted to paint the door. Trash continues to be a problem especially on windy trash days.

**E. FINANCIALS**

BEPOA is operating in the black. Snow removal costs came in under budget. PMI continues to file judgment on delinquent owners for POA dues. BEPOA received a request for payment of an invoice for services rendered to several homes on Buckley Drive for replacement of siding. Payment denied as this work was not submitted for approval nor sanctioned by the Board.

**F. PMI ACTION STEPS**

Provide Board with an update of snowfall account as a result of increase in dues from townhomes.

**G. MISCELLANEOUS**

There was discussion of the Next Door website. Solicitation sent out to some owners about joining a neighborhood social website. Kathleen will provide more information to Board; decision pending as to whether Board wants to endorse this initiative. Board also discussed how to handle landscaping/snow removal services for delinquent homeowners' association dues. Board will offer a proposal at the June 2015 Annual Homeowners' meeting to gain support from majority.

Meeting was adjourned at 7:35 by Kevin Gemmell and second by Dwayne Laird.

Next Board meeting will be in early June to plan Annual Homeowners' meeting to be held Wed, June 24, 2015.

Respectfully submitted by Secretary,

*Cheryl Braxton*