

WALDEN NEIGHBORHOOD ASSOCIATION

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

Board of Directors Meeting Minutes
Thursday, July 28, 2016

In attendance:

Joshua Smith, Jennifer Todd, Casi Babinchak, Dr. Koduru, Tony Andes. Amy Mason and Ryan Neumyer of Esquire Association Management were also in attendance.

1. Call to Order and Acceptance of Agenda
2. Member Comments – No comments at this time.
3. Approval/Discussion of Meeting Minutes – The meeting minutes from June, 2016 were approved.
4. Management Report – Amy submitted the management report. EAM continues to secure the quotes from Concrete Companies for the sidewalks. Continue to work with Lieby Seal Coating to achieve the look that the Walden Board is trying to achieve. Worked with Vector Security to complete the camera installations in Walden Hall and Pool. Continue to work with Davis Landscape to ensure the trees in Terra Park do not die from the lack of rain. Neumyer Law prepared the Board Resolution for the prohibition against storing/placing items on Association Roads.
5. Unfinished Business
 - a. Water issue update – 117 Putnam Way – EAM advised the Board that Compleat was unable to make adequate repairs to 117 Putnam. EAM would like to pull Compleat off the job and have another vendor come in to complete the deck. The Board approved the quote received from Seawalt, Inc. for \$1,950.00. EAM will coordinate the work.
 - b. Pool Items
 - i. Lounge Chairs - Board approved an additional purchase of 1 case.
 - ii. Bike Racks – Board approved purchase and installation of 1 bike rack
 - iii. Table – Board approved purchase of 3 additional tables
 - iv. Umbrellas – Board approved the purchase of 3 additional umbrellas
 - v. Garbage Cans - Board approved the purchase of 1 garbage can
 - vi. Pool Controller - Board approved the purchase of this controller.
 - c. Scheduling Walden Hall Walk Through – EAM will coordinate this with Kim Shearer, Megan Crompton and Charter.
 - d. WNA Distributing Emails to Neighborhood on behalf of Crossroads Businesses – Casi asked the aboard to consider having EAM send out email blasts to the Neighborhood to advise of any updates for the Walden Crossroads Business Owners. Board is ok with EAM updating the website and sending out an email advising that there is an update to

the web page. Casi will provide the information to EAM that should be updated monthly on the website. Motion was made and passed that EAM will send 1 email per month with no reply. It was noted that Casi Babinchak refrained from participating in this vote.

- e. Field of Wildflowers – EAM Advised that they are still working on a solution with Davis for this area.

6. New Business

- a. Mike Nerozzi, Perspective Board Member Replacement – Tabled for the August, 2016 meeting.
- b. Cobblestone Crosswalk Installation – Tabled for the August, 2016 meeting.
- c. Pool Monitor - EAM will coordinate and complete weekly inspections of pool. Post pool rules sign highlighting specific rules. EAM will post rules on the restroom door. Board made a motion that this expense should not go above \$100.00
- d. Parking Policy – distributed by a Resident – EAM will locate this member and advise that this is not acceptable behavior to tape notes to cars.
- e. Davis Quote for Walden Hall – EAM presented the quote for Walden Hall – motion made and approved to accept quote of \$2484.00
- f. Broken Bench – Hoke Farm Way – EAM will coordinate to have the bench removed.
- g. Harty Brewing – Smoking Station – The board advised this would not be possible
- h. Use of Walden Gym by Personal Trainer – This would be a way to generate some income to Walden NA. The Walden NA would allow personal trainers to use the Athletic Club to service Members within Walden. The trainers would pay a nominal fee to Walden NA for use of the Club. Motion was made and passed to authorize Neumyer Law to prepare a legal document for review. Not to exceed 3 hours of legal time.
- i. No Parking Signage – Bryant/Walden Way – Board has already addressed this issue. No additional signage at this time.

7. Adjournment – With no additional business, meeting was adjourned.