

WALDEN NEIGHBORHOOD ASSOCIATION

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

Walden Neighborhood Association
Board of Directors Meeting Minutes
Thursday, April 27, 2017

In attendance: Greg Hodecker, Megan Crompton, Mike Nerozzi, Kim Shearer, Amy Smith, Lisa Sheranko, Casi Babinchak, Renee

1. Call to Order and Acceptance of Agenda

2. Member Comments

- a. Kim Dirocco - Is there any kind of regulation of what is allowed to be posted on the side of the mailbox? Some bizarre postings on the mailbox. We are not sure what Davis is using as a deicer on the concrete. Damage to our steps – also took surface off top of concrete.
 - i. Mike advised we have not been policing this but we will make sure to pay attention to the mailbox stations and poles.
- b. Dave Sheranko – Any further movement on pool committee? With warmer weather – a lot of kids are out – would it be possible to remind parents about some general safety bicycle rules.
 - i. Board acknowledged this concern and will consider the possibility of the Town providing some safety information on this. In addition, as Neighbors if we could possible reach out to the parents and talk to them. Next email that goes out to Neighborhood – we will put a reminder in them.
- c. Gina – Do new members receive the rules when they move in?
 - i. EAM advised – yes, all new members get a resale certificate which includes the Walden NA documents.
- d. Cheryl – Thanked the Board for changing the time of the meeting. Couple months ago – we mentioned that we might have Neighborhood picnic coincide with opening of the pool. Simple hot dogs – neighbor bringing dishes. Similar to the Pool Committee would you be open to having residents design a snow/ice committee. One to review the current ice policy and then another committee

that would make recommendations to the Board. In regard to the budget – I am trying to figure out how the TH snow number came out. Did the Board change its stance on Next door in regard to using it as a communication source? I noticed Board members posting on Next door for the annual meeting.

- i. Megan Crompton indicated that a snow/ice Committee is not necessary. When the board must make this decision, it is a quick response needed – and to get multiple people together could delay the process. Greg Hodecker advised that if someone from the membership wants to offer what they think an ice policy should be – please feel free to offer the policy to the Board. When it comes to the decision itself – I am not inclined to solicit opinions – that is what a seated Board is for. Ryan advised that we re-allocated money from common to the TH because according to the vendor we were not allocating appropriately. In previous years, we did not have the snow vendor allocate his hours and billings when it came to separating Common area work vs. TH work. Mike advised, that the Board has not changed its stance on the use of Next door. The notice on Next door was just an immediate call for members to come to the meeting to ensure we had quorum.

3. Approval/Discussion of Meeting Minutes

- a. Board of Directors Meeting – March 27, 2017

4. Management Report – Provided by EAM

5. Unfinished Business

- a. Painting of mailboxes – Board approved quote to replace the roofs
- b. Walden Gym Door Update – Secure 2 years' workmanship warranty – move forward with quote.
- c. Sidewalk damage – Greg Hodecker advised that with this concrete spalling issue. Still unknown whose issue this is – concrete mix or ice melt product. Charter Homes is willing to do that core sampling. Would just like confirmation that if that report comes back that it is the vendor then Walden NA would reimburse Charter. Motion made and passed to pass this. If report comes back inclusive – Charter would still pay for the testing.

- d. Walden Pool Committee – Ryan advised that it would be the Boards decision to decide what role the Committee would play.
 - i. Motion made to continue with the Pool Contract.
 - ii. Dave Sheranko – Pool Chair
- e. Intersection of Stone Barn/Tavern House Hill – If the Walden Na puts no parking for the first 2 TH that would create the necessary sightline. Motion made we are going to reach out to homeowner that we will put out a no parking sign – order sign an install.
- f. Speed Limit Reduction – We are always policing the neighborhood. Will table until next month to see what cost is to cover and make 1.
- g. Field of Wildflowers – Charter made the commitment to re-work the wild flower field and the Walden NA will make sure Davis maintains the area.

6. New Business

- a. Providing moving coasters for furniture in Walden Hall – Motion made to approve purchase of moving coasters.

7. Adjournment