

WALDEN NEIGHBORHOOD ASSOCIATION

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

Board of Directors Meeting Minutes March 24, 2016

In Attendance:

Greg Hodecker, President; Kimberly Shearer, Joshua Smith, Casi Babinchak, Tony Andes, Kristie Gierson and Dr. Koduri. Amy Mason and Ryan Neumyer of Esquire Association Management were also in attendance.

1. **Call to Order** – Greg Hodecker called the meeting to order at 5:00 pm.
2. **Member Comments:**
 - a. Joe Esposito – Windows rattle in his home. Feels as though they were not installed properly or the design issues are flawed. Has had issues getting any assistance from Charter.
 - b. Kim Distenfeld – Would like a stop sign installed at Stonebarn and Tavern House Hill as there is no visibility when coming up Tavern House Hill. Kim also asked for a copy of the budget and wanted to know who pays for the parking signs going up in the Neighborhood.

Greg advised that if it is was already on the development plans then there will a stop sign. He asked her to sketch out a map and send it to EAM. Greg will check with developer and will follow up. The budget will be available and sent out on an individual basis. He also stressed that this is information that should not be posted on any public forums. Parking signs are being installed and moving forward HOA pays for these signs because it was not in the developer's contract.
3. **Approval/Discussion of Meeting Minutes** – The meeting minutes from February 25, 2016 were approved.
4. **Management Report** – Amy presented the management report. There are currently 486 residential units. No immediate collection activities – other than the one ongoing file. Parking signs have been ordered. Towing contract has been completed with RAW and will begin after sign placement. All 2016-2017 coupon books were mailed out to Neighborhood.
5. **Finance Committee** – Previous Board had a committee that would meet weekly and review invoices. Greg would like to establish a practice that would allow the Management Company the ability to disburse funds for pre-approved vendor contracts without contacting the Board. Motion was made and so moved – giving EAM autonomy to pay any invoices under contract and to pay any invoice up to \$750.00 for special needs situations. Going forward there will be no need for a finance committee. 3060 days before budgets mailing – they will establish a small committee for budget purposes.

6. Unfinished Business

- a. New website roll-out – The new site is live. Board approved site. Eventually would like the old website to refer traffic to the new website. EAM will send out email blast about new site to neighborhood.
- b. Landscape tags – These tags would go onto a plant that does not get trimmed by Davis. EAM will coordinate pick-up days for the Neighborhood.
- c. Annual Meeting Minutes – Minutes were approved.

7. New Business

- a. 2nd Wipe Dispenser for gym – Kim will provide EAM with information on the Company she uses at the daycare that provides sanitations spray.
- b. Facebook Page Admin – Currently Casi and Ryan. Greg asked is the Facebook page is still necessary. Motion was made to shut down the Facebook page once website is released. Better to have one central location for people to refer to for information.
- c. Speedbump on Cobblestone Crosswalk – Board moved to not take any action at this time.
- d. Cortland Alley Bugs – HOA is not taking any action at this time. However, individual homeowners may do so at their own expense using a licensed contractor.
- e. Selection of new members to NACB – Board moved to leave this item on the agenda for next month.

8. **Adjournment** – As there was no other business, the meeting was adjourned.