

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, October 27, 2016

1. Call to Order and Acceptance of Agenda @ 5:00 pm
2. Member Comments
 - a. Joe/Linda – 418 Line Road – expressed concerns about their roof above their townhome – have taken photos of buckling. Very concerned about condition of roof. Missed the window of warranty from Charter but feels not fixing his unit will cause all 3 units a problem.
 - i. Casi and Greg advised that this is not a Walden NA issue.
 - b. Brandon – December 11 is still going to be the holiday party. Planning on 2 time blocks for the Neighborhood – so there are no more than 45 people in the building at one time. Wondering how the clean-up will go after the event- since the cleaner only comes 1 time more week on Wednesday's. We can change that week's cleaning to Monday. I sent an email to Dr. Srin and Amy – that I was here on Sun. Oct. 16 – I felt very uncomfortable by a proprietor – who was rude to me and myself and my guest felt very uncomfortable. I would hope that the Board would evaluate that relationship. Does she pay anything to put artwork up in Walden Hall? At the last meeting, you mentioned smoking station at Harty Brewing Company and you were not in favor of this – has that changed since the last meeting? Another idea I have – just on a personal family note – thanksgiving – I was brainstorming about how every now again I would have people over my house. I was thinking about doing something like that Walden Hall for the day. I would have my family here and invite other people that don't have anywhere to go here. Was there anything residual from the Halloween Parade. The Waldeners created 3 different dining clubs – 1 adult only, 1 at restaurant, 1 adult with kids – we are planning on meeting here on Sunday.
 - i. Casi advised that she just asked the proprietor to provide some random pieces for Walden Hall. There was no discussion about charging a fee. If we need to change this, it will be evaluated. Harty was told that she could not put a smoking stand up – if there is one – we will evaluate it. Per Lauren from Harty the Halloween Parade was very successful.
 - ii. Kim Shearer – so this would be for non-Walden residents? My thought process would be – if it's a party – then you need to rent the space if it's like the Holiday Party then you wouldn't pay.
 - iii. Greg – I would think that over Thanksgiving - you have a lot of guest. So, to have the Hall closed on a major Holiday might not be the best.
 - iv. Josh – the Board is just figuring this all out together so we appreciate the feedback.

- c. Cheryl – Was there a fund allocation for decorating of Walden Hall from Charter or the HOA. Charter provided the furniture but did not agree to provide any artwork or decorations for Walden Hall, is that correct? Members have commented that the artwork is tacky. Are there rules for usage of the shelves in Walden Hall? Can we store games, books? Stephen Juliano who is the president of NACC might have had some issues but since he is not here – I don't want to get into it.
 - i. Josh added – that the Board did discuss artwork – using our current proprietor avoids the having the association spend money on artwork.
 - ii. Casi added that this is typical artwork that you see in restaurants.
 - iii. Greg indicated that the issue of using the shelves for storage has not been presented before but members can present this concern to the Management Company and the Board will review.

3. Approval/Discussion of Meeting Minutes -

- a. Board of Directors Meeting – September 22, 2016

4. Management Report – Ryan presented the management report. 486 total units thus far. No update on the Collection case. Meeting with Davis to go over landscape issues and homeowners. Davis has been good to work with. Esquire Landscaping did accomplish the fall plantings. Watering has been ongoing – and we are trying to maintain those costs. Weekly inspections are on-going and we continue to work with any violations in the Neighborhood. Reservations for Walden Hall are underway is going well. Concrete vendor is in Walden doing the project – he is about 50% complete and he has given us the 2-year warranty. We are working from Walden Hall weekly and will continue to monitor the members use of that. Pricing is underway for 2017 landscape season and snow removal. Securing parking signage pricing and submitted the Association Insurance for renewal quotes to see if there are any savings that can be achieved.

- a. Greg – I think that Davis work is good – never perfect but we are miles from where we were. Have we made sure we are ready for winter? Pool closed properly, baseboard heaters turned on in the Crossroad section. To me it feels that it would be worth to consider an electronic device in there – to alleviate any monitoring. Thermostat control on heater units in Crossroads section. Anytime we have contractor's vendors in Walden – I want to be very specific about where they set up their work space. Make sure we have a map for contractors and work space. How much space they will need and what is the timeline for when they will set-up.
- b. Carol – When Charter has various contractors here to do work – are they aware of certain requirements on their part – like roads and speed limits – does anyone tell them they are not allowed to go racing up and down the roads?
 - i. Greg Hodecker advised yes, they are given maps.

5. Unfinished Business

- a. Field of Wildflowers – Quotes were sent to Charter. Josh talked to a landscape contractor – and the information he is getting is that we should re-seed in the spring. Casi advised that a homeowner has advised that some homeowners might just want grass there. Carol asked that we at very least maintain the weeds area. Charter will re-seed in the spring. Keeping field height at 10 inches that first year.

- b. Establishing a Pool Committee – Table until closer to Spring, 2017.
- c. No Parking Signage – Walden Way – Advised that the quote we received was higher than the Board approved amount. Megan will be the point of contact for approval of the sign.
 - i. Carol asked – you indicated this would be a temporary sign that would be going up for parking – will a permanent sign ever be installed? So, this temporary sign is only to allow people to learn there is parking in the rear. What happens when people continue to park in the front of the homes – regardless of the sign?
- d. Walden Entrance Twinkle Lights – Greg advised that Charter has received a lot of feedback on the lights – and doesn’t think that the up lights will have the same effect as the twinkle lights. Charter will take care of the installation of the twinkle lights on the trees. Greg advised at a minimum these would be seasonal. Motion made by Greg – for Walden NA to take care of the electrical work for the well light – then Charter will pay for the light installation. So, in addition to installing the up-lights – we will also have the tree lights. Up-lights will be on in conjunction of the tree lights.
 - i. Michael – so you’re saying the twinkle lights would be a seasonal feature?
 - 1. Greg advised at this time, yes.
- e. Painting of mailboxes – Table until November, 2016

6. New Business

- a. Walden Hall Member Request – 10/28/16 – Planet-terra-ium Night – Motion made and second to allow use of Walden Hall for this activity.
- b. Children’s play beams in Terra park – Provided a quote – but will re-visit the item with additional quotes.
- c. Fundraiser – 5K – January 1, 2017 – is the targeted date. Megan advised that one of the residents contacted her about a 5K in the Neighborhood – it would be a fundraiser. Member advised that his son who lives in the Neighborhood walks with a walker – and they received some support from this group – so they have decided to find a way to give back – It’s called “run for jack” – first year raised \$6,000 and donated it all back. Did it again last year and raised \$14,000. We carry our own Insurance for this event. We want this to be a Community event. We don’t close roads for this event – but we do plan it all out.
 - i. Casi – love the idea of doing a run-in Walden – planning a 5K is serious – the runners who run are serious. At that time, it didn’t make sense for me to plan a 5K – however, far as the Neighborhood – I think it makes good sense.
 - ii. Mike – are the roads you’re going to be using are they the main roads or will this include alleys?
 - iii. Greg – I think timing may be an issue – I would think we would need a short summary of the event – send that along with your insurance information to Amy. We would want to share this with our Insurance Carrier to review – in addition, Charter would like to send it to their carrier to ensure coverage. The event is 60 days out and may be a stretch but we can try. You may want to also reach out to SSP to make them aware of the event.
 - iv. Toni Andes – my concern would be parking of the participants.

- d. Yingst Study – Review – The review was completed for Walden Hall and all common areas in Walden. Shall we provide the list to Charter for repair or is the Association going to review these items. Motion made for EAM to move forward with securing the repair work to be completed. Greg mentioned that we should make sure to add update on the trails for Terra Park.
7. Greg advised that EAM will speak with Harty and ask that she remove the butt can.
8. Adjournment @ 6:42pm