

WALDEN NEIGHBORHOOD ASSOCIATION

C/O Esquire Association Management
480 New Holland Ave. Suite 8204
Lancaster, PA 17602
Board of Directors Meeting Minutes
August 23, 2018

Agenda

1. Call to Order and Acceptance of Agenda
2. Member Emails – There are 5 emails to review – please see attached.
 - a. Member Email #1 – The Board discussed this proposition but has decided to keep the noodle policy in place. Noodles are not allowed in the pool.
 - b. Member Email #2 – The Board made the decision to keep the pool open based the Labor Day Holiday on a weekly basis. The Board will review this on a weekly basis. Russ brought up the idea of letting dogs in the pool on the last day. EAM will check in with the pool vendor to see if there are any issues with this.
 - c. Member Email # 3 – Walden Artist are all set and ready to go- requesting use of the Hall on September 15 & September 23, 2018. Board approved use of the Hall for these dates and events. In addition, they are planning the Potluck Thanksgiving Meal – and requested use of the Hall. Motion made and accepted to allow use of the Hall.
 - d. Member Email #4
 - i. The Board agreed to allow anyone who submits their questions to the Board in writing a week before the meeting- if they indicate they would like to speak with the Board – they can have 5 minutes
 - ii. Certain issues are not for the public meeting
 - iii. The Board made the motion to have EAM start posting the financials on Caliber.
 - iv. EAM will start posting the minutes by the next day.
 - v. No, they are not installed at this time.
 - vi. This was addressed last month. The Board asked if we can put river stone in that area to help with the water. EAM to obtain a quote.
 - vii. EAM will coordinate with Charter to get the dirt for Walden Hall.
 - e. Member Email #5
 - i. The Board will review the Fine Policy again.
3. Approval/Discussion of Meeting Minutes – Minutes accepted as submitted
 - a. Board of Directors Meeting – July 26, 2018
4. Management Report
 - a. EAM continues weekly inspections. EAM advised again that we no longer tow vehicles immediately. There are 3 steps process – tag the vehicle, boot the vehicle, then tow the vehicle.
5. Unfinished Business
 - a. Signage/Painting the curbs – The project is not completed.
6. New Business
7. Adjournment @ 6:09pm

Member Email #1

Still hoping swim committee will discuss my proposal about noodles & floating devices ok with less than 10 swimmers in pool. Please let me know. Thanks for your time.

Member Email #2

I would respectfully ask for the association to consider moving back the closing date of the pool to later than Labor Day weekend this year for the following reasons:

- 1.) Last year warm weather continued through September. There were many weekends that families could continue to enjoy the pool.
- 2.) We have lost many pool days due to closing this summer. While I understand this is out of the associations control, pushing the closing back three weeks until the end of September would be within their means of power.

Member Email #3

Walden Artists

1) Made good progress at 8/14 meeting with all 5 (initial) Artists in attendance! Waivers are signed and in hand.

Requesting Board Approval for 2 dates:

+Sat. Sept 15 to Setup Artwork 2-4pm

+Sun. Sept 23- Art Debut titled 'Cornucopia' 1-4pm ("Potluck Wine & Cheese" while Meeting & Mingling with the Artists)

WaldenERS Thanksgiving

2) 3rd Annual Potluck Thanksgiving

Requesting Board Approval for:

+Thurs. Nov 22 - Dinner* at 5:30pm

(*Note: there was confusion in 2017 where a resident was mistakenly allowed to make a [online credit card] payment towards reserving Walden Hall for a closed/private family gathering--even though this is against "Walden Hall and Pool Rules 17.b.--cannot be reserved [privately] on Federal Holidays")

Member Email #4

- Q1 (Meeting Participation) – would like the board to consider letting the people that submit comments prior to the meeting be allowed to engage in a dialogue with the board concerning their questions so that the board fully understands the issue/question. If that isn't palatable, consider a twice-a-year open forum discussion with HOA membership (maybe not even in the format of an HOA formal monthly meeting).
- Q2 (Meeting Participation) - why can't the full HOA meeting be open to the membership? It seems that all issues should be able to be discussed in front of the membership other than legal issues.
- Q3 (Budget) – why doesn't the minutes include a monthly update on the budget. Just looking for basic accounting information – July Budget - \$50,00; July Actual - \$65,000 – Primary exceedences/shortfalls were With a running tally for the year.
- Q4 (Meeting Minutes) – can the approved meeting minutes be posted within one week of the meeting? This issue was raised last year, and the board agreed with this recommendation, but the minutes have not been posted timely.
- Q5 (Safety) – Are all safety recommendations from the traffic study now installed? If not, what is missing, and what date will all be work be completed?

- Q6 (Pool) - What water comes out of the small line behind the pool? This contributes a lot of water to the channel which leads to mosquito breeding. This question was raised at the last meeting and was being looked at by EM with a request for recommendations to remediate – what was their conclusion?
- Q7 (Pool) – Since prime grass seeding dates in PA are 09/01 to 10/15, what are the dates from Charter to place topsoil at the pool common area? Are they providing trucking as well or just topsoil? Who is doing the seeding and managing the overall project? What will be the cost to the association?

These questions highlighted in yellow below were submitted last month but were not read nor addressed. Instead the questions were to be sent to Charter and answers were to be presented at this month's meeting. Please respond to the questions this month:

- Q8 (Charter Damage) - Sod needs to be planted on the common area by the township park just past Line Road where Charter crossed the sidewalk with their heavy equipment. They never replaced it with sod.
- Q9 (Charter Damage) - Charter needs to replace two sections of sidewalk in pool common area (on Line Road) where mini loaders carried stones to 2 new homes and cracked the sidewalks.
- Q10 (Charter Damage) - As required by the Charter maintenance plan filed with Silver Spring township, a full report on the Fall 2017 sinkhole needs to be provided to the HOA. The drop inlet on Line Road by Sedimentation Basin #2 needs to be backfilled by Charter before being paved – it settled again in June after the spring rains. Another section of road settled just past the intersection of Well & Walden.
- Q11 (Charter) - What is being done with the empty lot on Line Road in front of Rumford Way?
- Q12 (Charter) - Recommend a Charter transfer committee to work on items that need to be closed out with Charter before the end of 2019 when they are done with homes and completely leave the development. To be clear, this is a recommendation for the HOA to form the committee and not Charter.
- Q13 (Budget) - The Line Road area is scheduled to be paved this year. Since the budget does not include that portion in the current snow removal contract how will the association make up for the approximate 20% increase of snow removal budget line?
- Q14 (Mowing/Snow Removal RFP) – when did/is the RFP going out? What contractors was/will it sent to? When is it due back to the HOA and when does the HOA expect to award the contract?

Member Email #5

Many of these properties have weeds that are now 3 - 4 ft tall, yards that have been completely taken over with weeds to the extent there is very little grass, shrubbery is not being maintained and extends out over the sidewalks. There are "structures" that are not permitted per the HOA documents - some have been in place since last year and some were put up this year - and Esquire is aware they are in place - but to this date the unapproved structures remain.

While the excuse may be used for the rainy weather that is not an acceptable excuse. If the large majority of homeowners are able to maintain their property there is no reason that the others cannot.

Esquire needs to act more quickly and the fines need to be increased. Some of these homes should be on their 3rd - 5th notice of not meeting standards. All one needs to do is take a walk down almost any street in the neighborhood but Madison, Shaw & Line are particularly bad. Esquire also states they don't monitor the back of the properties by going through the alley's. We as homeowners really need to push for this to occur - just take a walk down Orange Alley or Cain Alley. Some of those yards are looking more like they are inner city neighborhood yards.

I would like to know what is going to be done about this - obviously these homes have not been made to comply since some shrubbery has been out over the sidewalks since prior to last year and yards have had weeds/high grass since May. Are we going to need to see this every summer? The longer the non-compliant owners are allowed to continue on

the current path the worse the neighborhood will look. Next we may see shutters missing and never replaced or other structural issues. We need action now.