

WALDEN NEIGHBORHOOD ASSOCIATION

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

Board of Directors Meeting Minutes May 26, 2016

In Attendance: Greg Hodecker, Kimberly Shearer, Joshua Smith, Megan Crompton, and Jennifer Todd. 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. Andrechiks Family – Wanted to share concerns about landscape issue – weeds between houses and a potential dead tree.
 - b. Cheryl – Thinks communication is conflicted. Feels all Charter related information and updates should come from Charter and not the Management Company. Just adds another layer of frustration. Also asked for an update on the signage issue in Neighborhood.
Greg Hodecker advised Cheryl Management Company is working on issue with Attorney.
 - c. Gina – Inquired on the schedule to begin cutting the retention pond behind Tavern House Hill and Hoke Farm Way.
3. **Approval/Discussion of Meeting Minutes** – The meeting minutes from April 28, 2016 were approved.
4. **Management Report** – Amy submitted the management report. ESQ is working with Fastsigns to secure the proper quote for the signs in the Neighborhood. Work with Compleat has wrapped up. Continue to work with Davis on landscaping in Neighborhood. Working with Vector Security on new access system for Walden Hall.
5. **Unfinished Business**
 - a. Water issue update with Compleat – As of today all issues have been resolved.
 - b. Parking signs – Esquire met with Fastsigns and went through Neighborhood to determine correct signs and placement. It appears the original Fastsigns order was not what the Neighborhood needs. Board would like to explore additional options with the signage and advised ESQ to work with Fastsigns on seeing what we could salvage from the original order.
 - c. Lawn Seeding/Bush Replacement/Water Services – Board received a quote from Davis for \$17,950.00 for plant replacement. Board advised EAM to secure 2 additional quotes for this work and present upon receipt for a decision. Board advised to move forward with seeding, and authorized a \$2,000- max spending on watering of beauty strips.
 - d. Crushed gravel in park – Board was presented with a quote from Davis for \$12,500 to refresh the gravel in the Park. Board will put this quote on hold for the 2017 budget.
 - e. Signs – Section 6.4.5 – EAM advised that Attorney Austin had been away on vacation and we have no update to report at this time.
 - f. Pool Budget/Rules – The Board reviewed the Rules and made all necessary changes and updates. Pool Rules will be sent out to the Neighborhood with a letter. EAM to prepare letter and forward to Greg for review.

6. **New Business**

- a. Josh Smith replacing Greg Hodecker on NACB – Motion was made and passed for this replacement.
- b. Detention Pond behind Tawney Alley – Greg will take care of this with Charter.
- c. Social Committee – tabled until June, 2016 meeting.
- d. WaldenCares program – tabled until June, 2016 meeting.
- e. WNA distributing emails to Neighborhood – Casi will prepare something in writing and forward to the WNA.
- f. Mulching delay with Davis – Greg advised EAM to hold payment on the mulching invoice until we have gone back to Davis to request some sort of credit for the delay. Going forward in the future – please ensure that all contracts allow for a penalty when work is not completed on time. Penalty should be \$200/day.

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