

## **Bradford Estates Property Owners Association (BEPOA)**

### **Annual Meeting Minutes**

**Wednesday, June 28, 2017**

The meeting was held in the BEPOA Common Area behind the 200 block of Buckley Drive.

Board Attendees present: Kevin Gemmell, Dwayne Laird, Alan Merfeld, Janice Butz, and Stacey Connors

The meeting was called to order at 6:35 p.m. by Kevin and seconded by Stacey.

- I. **Sign-in.** Kevin reminded everyone to sign-in, as we need a quorum of 51 owners to hold an election. Prior Meeting Minutes.
- II. **Financials:**
  - A. Kevin gave a brief review of the financials.  
Expenses: \$157,000  
Income: \$159,000  
Reason: snow removal fees were less than previous years  
Reserves: \$74,455 (25% of dues goes into reserve account)
  - B. Financial Report: Board members recently received the monthly Financial Report. Kevin reported that we are projected to be \$2800 in the black at the end of the year.
  - C. Delinquent Accounts: 4 owners represent 75% of outstanding balance. Arrears are at \$15,291. Antoinette reported that one owner has \$4,000 in arrears and they declared bankruptcy 2 days ago, so we may not get that money. Our attorney will be contacted.
- III. **Elections:** Kevin reported that this is his last meeting after ten years, as he did not run again for a board position. Kevin explained that if we do not get a quorum to hold an election, and if there are not objections, the two members who ran for election, Dwayne Laird and Lucy Kepp, can simply take the positions if there are no objections from the floor. The owners in attendance agreed with that process; however, a quorum of 51 homeowners was achieved during the meeting. Kevin moved, Alan seconded the election results and the quorum confirmed the election of Dwayne Laird and Lucy Kepp.
- IV. **Township Update:** Stacey reported that she has been attending the West Hanover Township Board of Supervisors meetings, and explained that at a recent meeting on June 5, our walking path and commercial vehicle policy were discussed by the supervisors. AS for the walking path, the township Manager advised the Supervisors

that we are exchanging correspondence with the Townships. With respect to our BEPOA commercial vehicle policy, the Township's solicitor advised the Supervisors that BEPOA is permitted to issue notice of violations for breaking the rules as provided in our declarations.

- V. Walking Path Update: Alan gave an update on the walking path. The Township wants us to install the walking path according to the 2004 approved plan, which included a loop. The path put in by the developer did not follow the 2004 plan. The Township released the bond to the developer so we have no recourse but to sue. Alan reported that he has solicited bids for the path. Replacing the path according to the 2004 plan could cost around \$80,000. Replacing the path to what we had per the developer could be around \$40,000. Alan reported that our attorney is engaged and will be dealing with the Township in trying to resolve this.

VI. Public Comment:

210 Buckley Drive:

Dog waste – people need to clean up after their dogs

Cheryl Braxton, 250 Buckley:

- A. When are shrubs going to be trimmed? Alan responded that they will be trimmed in mid-July. Cheryl reported that she has a bush blocking her front door and it needs to be trimmed ASAP. Alan indicated that he will give her address to Four Seasons to address ASAP.
- B. Snow removal: they did a poor job as far as townhomes. Another resident asked for Four Seasons to park in their assigned driveway, not by houses. He works night shift and needs to sleep during the day.
- C. Is there a map of the development indicating common areas? Alan responded that it is on the BEPOA and Dauphin County websites, and he had a copy with him that he could show to Cheryl after the meeting.
- D. People have no respect for other people's property.

Madeline Cook: 259 Buckley Drive

Ticks are worse this year than ever. Can they treat grass? Alan reported that he got an estimate from Four Seasons. Treating grass is not necessary, according to Four Seasons, but Four Seasons will be directed to spray for ticks along the woods along Buckley Drive and other wooded areas in the townhomes.

Guy Starsinic. 126 Buckley

Wants them to spray for poison ivy. He also has a tree that is dying. Kevin indicated that if the tree is in the common area, the HOA takes care of it, but if it is on the homeowner's property, they take care of it.

Phyllis:

Wants something done with circle – landscaping. Also wants to know what the lawn care schedule is. Kevin reported that he has heard a lot of complaints about Four Seasons.

Cheryl Braxton, 250 Buckley:

Can anything be done about speeding? Another resident indicated that people go the wrong way in the circle when the bus is there. At bus time, there are cars parked everywhere.

118 Radle:

Trash is blowing all over. Whose responsibility is it to clean that up?  
Kevin: we rely on the landscapers to clean up the retention areas.

Todd VanWagner:

Trash: who is getting violation letters? He claims that a lot of townhomes are in violation.

231 Buckley: Can they take out some plants? Kevin indicated yes, but it is the homeowners responsibility.

Other comments:

Renters – do they have to follow rules? Yes, homeowners are notified if renter violates the BEPOA rules. Homeowners are expected to have their tenants follow the rules.

There was a discussion about snow removal/landscaping and Four Seasons.

List of contractors: a resident asked if a list of contractors is available. A list of contractors is posted on BEPOA website, but that list can be updated.

Driveway sealing: there was a discussion about driveway sealing. The board is looking into this.

There was a discussion about a possible clog in a drainage pipe in common area near the bus stop. Parents are encouraged to have the kids stay away from the drainage area.

VII. **Adjournment:** Kevin made a motion to adjourn the meeting at 7:58, which was seconded by Dwayne.

Respectfully submitted,

*Stacey Connors*

Stacey Connors