

WALDEN NEIGHBORHOOD ASSOCIATION

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

Board of Directors Meeting Minutes January 28, 2016

In Attendance:

Greg Hodecker, President; Lincoln Harris, Vice-President; Renee Anderson, Treasurer; Tony Andes, Casi Babinchak, Janine Lettiere. 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. Cheryl Weider – 105 Well St. expressed concern regarding the snow removal. She felt the snow contractor did not do a sufficient clearing and in addition, possibly pushed snow back into her driveway after her initial clearing. Would like to know if the Association can provide brackets around fire hydrants?
 - b. Kim Distenfield – 66 Hoke Farm Way – Overall though snow removal was good. Wanted to know who was responsible for fire hydrants. Asked for an action plan to be sent out in the event we get another huge snow storm. Asked that the Association send out a letter to the neighborhood reminding everyone of the dog ordinances. There are too many owners not picking up their dog waste. Kim mentioned there is a flat tire car parked consistently on street along with some neighbors parking their cars in the wrong direction.
 - c. Sandy Fulmer – Stone Barn Road – Asked if there were any thoughts on making Ellis a one-way street?
 - d. Rick – 53 Porter Alley – Had some of the same issues as the other neighbors. Would like snow cleaned from Porter Alley. And thinks it's a better idea to haul the snow away as opposed to piling it up.
3. **Approval/Discussion of Meeting Minutes** – The meeting minutes from December 21, 2015 were approved.
4. **Management Report** – Ryan reported that the transition with Boyd Wilson is complete. The Board would like EAM to put Boyd Wilson on notice. Ryan to send a letter to Boyd Wilson in an attempt to recover November and December, 2015 management fees. EAM is not up and running with the issuing the gym cards. It was also reminded that we only issue the gym cards to the homeowner not tenants. Commercial tenants can request a card for the gym thru Casi.

Ryan has set-up a drop box folder for us to share information, post invoices, post meeting agendas, and any other pertinent correspondence.
5. **Social Committee** – no update
6. **Finance Committee** – Budget passed -all classes are taking a reduction in monthly assessments.

7. Unfinished Business

- a. Fire hydrant markers – HOA is responsible. We will make sure Davis changes the specs to include all hydrants on the neighborhood going forward. Greg will send over map with their locations on it.
- b. Snow Removal Letter - We will put together a snow plan and send out to the Neighborhood
- c. A dog poop letter will also go out – reminding everyone that you must pick up after your pet in Walden and the entire Silver Spring Township. If they see any violators to take pics and forward to EAM.
- d. Mailboxes -make sure that Davis understands to clear these areas first.
- e. Make sure to establish a predatory towing Company for the neighborhood
- f. Do we want to install signage? Check on contract with Fastsigns – start the process
- g. One Way Alleys – Board taking no further action on this at this time.
- h. Is there a way to have member comments come in via email? It was agreed that we won't do that – instead member comments will be limited to 5 minutes
- i. Landscaping ribbons – Samples presented were not what the Board was looking for. The idea is to be able to label bushes that are the Associations responsibility vs. ones that are not. Renee will send a sample over to EAM.

8. New Business

- a. Harty Brewery received notice today that they have the necessary approvals. The grand opening is scheduled for 02/12/16 with a soft opening happening the week before.

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