



A Premier Planned Community in West Hanover Township

**Bradford Estates Property Owners Association (BEPOA)
Annual Owners' Meeting Minutes
Wednesday, June 24, 2015 – 6:30PM**

Attendees: President - Kevin Gemmell, Vice President - Dwayne Laird, Secretary - Cheryl Braxton and Kathleen Lynch were present. Stacey Connors was absent due to a work obligation. Antoinette Black from PMI was also in attendance.

A. INTRODUCTIONS

The Board members and Antoinette Black were introduced to those in attendance. The meeting was held outdoors in the common area within the Buckley Drive Loop.

B. CALL TO ORDER

The meeting began at 6:41PM. A quorum was not required as there are no elections this year as all members are in the first year of their three-year terms. Kevin provided a basic overview of the POA.

C. FINANCIAL REPORT

- BE continues to operate in the black.
- BE is currently under budget do to low snowfall removal costs during the 2014-2015 winter.
- BE has approximately \$50,000.00 in our reserve account.
- Approximately \$18,000.00 in outstanding POA dues. PMI continues to file judgements against property owners who are behind in their association dues.
- The money from the increase in the monthly dues (effective January 2015) are placed in the reserve account for future unexpected expenses.

D. GENERAL DISCUSSION

- BE uses the NOAA website to determine if 3 or more inches of snow has fallen on the area when deciding snow removal.
- The Board respectfully requests that all residents adhere to all the policies listed in the declaration and bylaws on our website.
- Trash, speeding, animal waste and parking continue to be problems in BE. Warning letters and fines are levied against offenders when PMI is notified.
- All residents are being encouraged to join the website - Bradford Nextdoor; residents will be able to keep up with what's happening in the development.
- Residents in townhomes who have the larger parking lots can pull together to buy a small sign to identify their respective parking area "for residents only" who live in that cluster. This must be approved by the Board.
- Please do not post signs on the U.S. Postal boxes.
- Please do not leave out any food for animals as bears have been sited again behind some of the townhomes in the 200 block of Buckley Drive.

E. QUESTIONS FROM FLOOR

Q: Why doesn't BE get past association dues from houses that are sold with POA liens on them based upon PA Mechanics' Law?

A. Board will check into this as typically at settlement POA dues are listed last for any payments owed to creditors.

Q. What is being done to stop solicitation in BE?

A. BE has no solicitation signs posted in circle.

Q. Can anything be done about ice in the circle at the bus stop during the winter months?

A. When landscapers don't come out to clear areas per contract; residents can clear bus stops on their own and Board is willing to reimburse for snow/ice melt supplies purchased at a reasonable cost.

Q. What can be done about animal waste throughout BE?

A. Board asks that all people who walk dogs be very diligent and clean up behind their pets.



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Q. Are there any plans to maintain the walking paths?

A. The cost to maintain these paths is too expensive. Board will probably opt to fill these in with dirt and plant seed.

Q. Can we do away with the Buckley Drive Loop hill path?

A. Board will look into this in the fall and provide an update.

Q. What is being done about commercial vehicles parked overnight in BE?

A. The declaration is clear about no overnight parking of commercial vehicles in BE. Offenders are first sent a warning letter and then fined if not adhering to the policy.

Q. How often does PMI make on-site inspections in BE?

A. PMI does monthly on-site inspections.

Q. Who is responsible for informing PPL of street lights being out?

A. Residents can call PPL directly and give them the pole number to the light.

The meeting was adjourned at 7:37pm. The next planned Board meeting in early October.

Respectfully submitted by Secretary,

Cheryl Braxton