

Minutes
FRHOA Board Meeting
March 22, 2015
Moehring home – 441 Lily Pond Ct.

Attending: Daphne Moehring, Sharon Curtis, Steve Beshuk, Aryeh Gorenstein, (Don Cooper). Absent: Greg Jackson, Camille Danzien.

1. Review of last annual meeting minutes. *Minutes were not available for review.*
2. Landscape Items
 - a. Street Maintenance *Don discussed the crack filling done in September as had been communicated during his report at the Annual Meeting. Streets treated were Pine Grove Place, Meadowsweet, Morgan at a cost of \$2,650. This precipitated a discussion of the proposed but not incorporated change to bylaws in 2008 wherein a Bid Procedure was voted upon by the association membership. It has not been incorporated into the Bylaws and was not supplied as an attachment to members Minutes so adhering to it when all but 1 board member was on the 2008 board was impossible. The Bylaws listed on our website do not include it as of the date of this meeting. A vote was taken ex post facto with regard to the crack filling and approved by a majority of the board present (4 of 6).*
 - b. Repaving of east 1/3 of Morgan Lane; Pine Grove. *Delayed until 2016 due to wet summer and lack of access to quality repaving companies.*
 - c. Purple Martin House request. *Discussed the request to place a purple martin house on common area in the meadow space. It would have to be 40' from tree line and rise 15' in the air. Concerns about placement and upkeep were raised before a vote was taken. Declined with 0 of 4 votes. Daphne will notify the requester.*
 - d. Dead tree concerns from Ridenour Road resident in common area north of Pine Grove Place backing his property. *Joe Pollina of 612 Ridenour Rd. (475-6623) called Daphne concerned about dead trees in our common area that he feared might damage his home if they fall. Don and Daphne are to assess the area on Wednesday, September 23, 2015. There is a list of trees identified in June that need to be addressed in other areas of the development as well.*
3. Replacing Tom Wilson, trustee, who moved 9/13/15. *Group suggested that Bryan Taynor be asked to fill the trustee position. Daphne to reach out to Bryan. Note: On September 27th Bryan accepted the position as trustee.*

4. Miscellaneous

a. Former Campbell/Lykens home on Morgan Lane. *Discussed that the property needed lawn cut and branches/debris removed to keep it from being unsightly and that Daphne and Don had engaged Rae Landscaping to do this in June on an as needed basis (not weekly). Requested separate billing to be used to file a property lien as is available in deed restrictions/bylaws. Daphne and Sharon to prepare lien as Camille is busy and unable to fulfill this role. Daphne had also researched who to contact regarding attention to the property and had been unsuccessful. Steve Beshuk agreed to do some research.*

Note: On September 23, 2015 Daphne filed a complaint with the Consumer Financial Protection Bureau and received a response within hours from Ocwen, the loan servicer on the mortgage. As updates are received they will be passed on.

b. Build on lot #52. *This is the lot as you enter the development from Stygler Rd on the south side. Anticipate a start date to be soon after lot #56 construction is completed per Ran Deslovaski, builder.*

c. Neighborhood Picnic – this Sunday!! *Don asked for volunteers to help set up the tables and chairs around 3:00. Location is between Kelley's home and pond at west end of pond.*

ITEMS RAISED DURING MEETING

- 1) What happened to the water lilies in pond? Don shared that they were sprayed to eradicate them as they are invasive.
- 2) Plan to move the Wisconsin willow tree planted by the Gorenstein's in common area. Don will look into a place to move it close to the pond. Suggestion made to move it to western end of pond where trees have died.

FOLLOW-UP TO BE DONE:

- 1) Secretary: Complete and distribute minutes from April's annual meeting to Board for review.
- 2) Secretary: Incorporate the approved Bid Procedure from April 2008 into Bylaws.
- 3) President/Treasurer: Once final bill from Rae Landscaping is presented for 330 Morgan Lane, prepare and file lien to recapture all expenses relating to care of property during 2015.
- 4) President/Landscaping Chair: Assess trees in NE common area that backs to Ridenour Road properties.
- 5) President: Contact Bryan Taynor about taking Trustee position vacated by Tom Wilson.

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