

# *Estates of London Bridge*

## **Minutes of the Annual HOA Meeting September 29, 2014 at 7:30pm**

**Present:** Rick Beley (President), Caryn Dolan (VP/Social), John Lennick (Treasurer), Debbie Kneedler (Secretary), Chuck Thornton (ARC)

**Excused:** Dina Alexander (VP/ARC)

**Location:** New London Township Building

**Community Members Present:** 9 - Attendance Sheet Recorded

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**Meeting called to order at 7:35pm by Rick Beley**

### **2013 minutes**

- The meeting minutes were put out publicly for review. A motion to accept the minutes will be put forth once the members in attendance have a chance to review.

### **Introductions**

- Each Board Member in attendance introduced themselves by name, address, position and responsibilities to the members.

### **Nominations (Rick Beley)**

- A ballot was put forth showing the current board. The ballot included the positions and remaining time for each term, along with one open position. Community members present voted to approve the board.
- One Architectural Review Committee position is open, it is a three year term. Nomination forms were available to all attending, or could be done by email. All were encouraged several times throughout the meeting to nominate someone from the community or themselves for the position. A brief description of some of the responsibilities were mentioned again. One nomination was submitted for the ARC position: Josh Jenkins - 509 Hyde Park
- The Board reviewed the nomination and approved Josh Jenkins to serve on the ARC, starting January 2015
- A brief explanation of the Amendment to the By-Laws, allowing a board member to forgo a portion of the dues in the amount of \$150. This was done to encourage people to volunteer.

### **Treasurer's Report (John Lennick)**

- Copies of the EOLB HOA Treasurer's Report were available.
- The biggest expense is the landscaping. Ground maintenance is 7,500, which is paid quarterly, if for some reason there is an overage, it will applied to the following year. The basin maintenance is 2,500 yearly.

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- A total of 11,500 was received for dues, fourteen payments are overdue; five are from 2012, nine are from 2013. There were three sales that the dues were transferred at settlement, but we have still not received the money. (Rick and John will look into this)
- Certified letters will be going out to homeowners who are more than 3 years overdue. (Rick)

### **Social Events (Caryn Dolan)**

- Community yard sale is on October 18, 2014. Caryn will put up signs around the neighborhood, and put a notice about yard sale in the local papers. Debbie will send out an email to advise everyone of the upcoming yard sale.
- Paradox Vineyard has a Wine and Harvest Adventure running until December 7, 2014.
- Ladies night in Kennett on October 9, hosted by Paradox.

### **ARC Report (Chuck Thornton, Dina Alexander)**

- Reminder that forms for Arch changes are on the website and can be emailed or mailed to ARC.

### **Welcoming Committee Updates (Dina Alexander)**

- Dina delivers a packet/basket which includes a welcoming letter, any coupons available from local restaurants, information about the website and directory.

### **New member Directory (Debbie Kneeder)**

- Directory is available, having trouble keeping up with email changes, suggested having a section/form on website for people to update.
- Sending out any information received about break-ins, or any other mischievous activity in the area.
- Working with HOA's from surrounding neighborhoods to share information about break-ins/robberies in the area.

### **New Business**

- Intersection at Queens Gate and Thunder Hill, large crack in street along side of drainage area. (Debbie)
- Vacant property (1133 Thunder Hill Road, Lot #62) is for sale. Submitted dues and fees for grass cutting to realtor handling the sale. (Rick)
- Trash Collection was brought up by Janis Pitkin; advising through West Grove Message Board there are various prices companies are charging for trash collection. Caryn will contact Republic to ask about group rates, Debbie will contact Penn and Coastal to do the same. Debbie will then share the results with the community. (Caryn and Debbie)
- Propane suggestions: Kaufman Propane has a good offer now to refund the purchase price of your tank and give a lock-in rate cap, no contracts. Selanco also has good prices if you own your tank.

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- Water Surge issues: In August the fire hydrants were flushed, it caused a surge in some homes and blew out the hot water tank valve. You can contact Ashley from CC Water Authority if you had similar problems.
- Oxford Plumbing/Heating was recommended, they will come out within 30 minutes, very nice to work with.
- Victory Brewing is opening in Kennett Square.

**Motion to approve 2013 Meeting Minutes by Rick Beley, seconded by Chuck Thornton.**

**Motion to adjourn 2014 Annual HOA Meeting by Rick Beley, seconded by John Lennick.**

*Prepared by: EOLB HOA Secretary, Debbie Kneedler*