

Estates of London Bridge

Minutes of the Annual HOA Meeting November 15, 2016 at 7:00pm

Present: Caryn Dolan (VP/Social), John Lennick (Treasurer)
Chuck Thornton (ARC1), Josh Jenkins (ARC2)

Excused: Debbie Kneedler (Secretary)

Location: New London Township Building

Community Members Present: 13 (Attendance Sheet Recorded)

Meeting called to order at 7:10 pm by John Lennick

Introductions

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

2015 Minutes

- The minutes from the General Meeting of 2015 were put out publicly for review, along with Treasurer's Report, Board Ballot, Nomination Form, sign-in sheet and directory.
- Motion to approve 2015 Meeting Minutes by John Lennick, seconded by Chuck Thornton.

Board Nominations

- A ballot was put forth showing the current Board. The ballot included the positions and remaining time for each term, along with open positions. After some discussion regarding the Board's responsibilities, nominations for all three open positions were received. Jon Taraboletti (Lot 18) was nominated for the open President position, Anthony DiTommasso (Lot 17) was nominated for the open Vice President position, and Meredith Santinelli (Lot 49) was nominated for the third open ARC position. Community members present voted to approve these nominations to the Board and its ARC committee. All three nominations were approved.

Treasurer's Report (John Lennick)

- John reviewed the Treasurer's report with all in attendance
- Basin reserve currently has \$56,636.
- HOA dues - 16 past due, (15 homes from 2016 and 1 home from 2015), will send a reminder letter
- The HOA dues will be sent electronically for 2017 for all those who signed up, the others will be mailed
- The 2010 taxes due to the IRS were paid electronically and we are current on submitting tax filings for all years.

Annual HOA Meeting October 26, 2015

- The Board followed up with PECO about our street light issues and determined that according to PECO's records we currently owe \$3,500. The Board is looking into getting this amount reduced based on some of the lights being out for a good part of the billing period.

Secretary Report (John Lennick)

- If you meet any of our new neighbors, please share our email address - estatesoflondonbridge@gmail.com. We are still missing email addresses from some of our homeowners. We use email to send all correspondence.
- The Community Website (elondonbridge.org) and ARC forms are currently being updated
- All 5407 Resale Certificates have been processed in a timely manner.
- The new updated EOLB Community Directory has been sent.

ARC Report (Chuck Thornton)

- Chuck provided a summary of the reports that were received in 2016.
- Reminder that forms for any ARC changes are on the website and can be emailed or mailed to ARC.

Social Events (Caryn Dolan)

- Discussed the possibility of having a neighborhood yard sale – will try to determine if there is enough interest from the neighbors
- Discussed neighborhood social – ideas included a block party or a party at someone's house or at a nearby place of business
- The idea of a neighborhood hayride was discussed but seemed unlikely due to the age of most people's children

New Business

- Continued discussion of street lights that still remain out (Christina Reid) – Jon Taraboletti will follow up with PECO.
- Discussion regarding the neighborhood basins (Christina Reid) and the need for a possible engineering study – Jon Taraboletti will first look into doing a walkthrough with our landscaper (Pickel) and the Township engineer.
- The Board discussed the costs and benefits of hiring an outside management company to run the HOA (Jon Taraboletti). Jon will research this and report back at the next quarterly meeting.
- The Board discussed annual dues and the amount for 2017. It was suggested that the Board should remove the discount for Board members if an outside management company is engaged.
- Questions were asked about the insurance that the HOA pays (Jon Taraboletti) and what it covers. There was a discussion about if it was necessary to create an LLC to protect the Board.

Motion to adjourn 2016 Annual HOA Meeting by John Lennick, seconded by Caryn Dolan.

Prepared by: EOLB HOA ARC Committee Member, Chuck Thornton