

# **Estates of London Bridge**

## **Minutes of the Annual HOA Meeting November 8, 2018 at 7pm**

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**Present:** Jon Taraboletti (P), Antony DiTommaso (V/P), John Lennick (T), Debbie Kneeder (S), Josh Jenkins (A), Chuck Thornton (A) & Meredith Santinelli (A)

**Guest:** Cathy Graziosi from Arrow Land Solutions and Jason for Outside Unlimited

**Associa:** Tom Stanton

**Excused:** Caryn Dolan (V/P)

**Location:** Christian Life Center, 125 Saginaw Road, Lincoln Univ, PA

Community Members Present: 29

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### **Call to Order**

- Meeting called to order at 7:10pm

### **Quorum**

- No Quorum, will proceed without

### **Minutes**

- The minutes from the 2017 General Meeting were put out publicly for review. A motion to approve 2017 Minutes by Jon Taraboletti, seconded by Lacey Dean.

### **Cathy Graziosi on behalf of Chester County**

- Arrow Land Solutions hired by Chester County (CC) to revamp the Covered Bridge & grading on Camp Bonsall Rd
- They will need to acquire the slope easement along the road that extends into the marsh area
- Orange stakes mark the area (0.039 acre) to be sold, and the yellow stakes mark the area for temporary construction area
- The bridge, which is on the Historic Registry, will be taken apart and stored offsite while repairs are done on the base of the bridge. The rock formation is deteriorating; it will be rebuilt to conform to today's safety standards while keeping the same original look of the bridge. Most of the work will be done offsite
- This is expected to be a three (3) year project, starting in March.
- Cathy will give EOLB notice when construction is due to start
- Detours will be thru 841
- The County will buy the easement (\$300) and rent the land (\$400) for construction use, total of \$700 (one time fee). We can try to put in a counter offer.
- If we do not agree, the county will condemn the property, it could be 6years if we decided to fight it and go to court
- Arrow is responsible for any construction cleanup & reseeding the area.

### **Tom Stanton/Community Manager**

- Thomas Stanton was introduced as the Community Manager from Associa. He gave a brief summary of his background.
- Explained the positions open are V/P and one person for ARC, ballots were available (supplied by Debbie K)

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- Tom also stated the dues are returning to \$300 for 2019, to be made in two (2) payments. First bill for \$150 will be mailed January 1, 2019 and due on/before May 1, 2019. The second mailed June 1, 2019 for \$150 and due on/before October 1, 2019. The full \$300 could be made in one (1) payment on/before May 1.

### **Nominations**

- No proxy nominations returned
- Nominations from the floor, Therese Tolley volunteered for the V/P position, and Lacey Dean volunteered for the ARC position

### **Landscaping/Basins**

- Jason from OU (Dennis was not available) explained the condition on the basins, several were overgrown, and suggested cutting all the basins at one time. There have been new guidelines for the stormwater basins from CC; they could fine the HOA if the basins are not kept within the current guidelines.
- OU does not handle residential mowing, only commercial.

### **Engineering Study**

- Jon reviewed the results from the Basin Study from Bustamante. The engineer will come out and inspect all basins again after they have been cleared, at no cost.
- OU gave a bid of 26,000 to clean the basins according to the engineer's report.
- Members at the meeting were in agreement with getting all of the basin work done at one time and agreed with OU's bid.
- The current amount in the reserve fund is \$56,850, and the basin clearing will be taken out of that fund.

### **Community: Past, Present & Future**

- PECO past due bill resolved by Jon T.
- ARC Violations - one (1) above ground pool & two (2) sheds. May consider imposing fines for any violations not corrected after being notified.
- Dues - there are a few accounts past due for the HOA fees. May impose late fees on all accounts not paid on time
- 2019 Budget provided for all members present to view.

### **Open Forum**

- Methods of Communication - the HOA uses email, Face book (Estates of London Bridge Neighbors), Website ([www.elondonbridge.org](http://www.elondonbridge.org)), & Instagram (elondonbridge) to send communication.
- Speeding still an issue

Motion to adjourn 2018 Annual HOA Meeting at 8:20pm by Debbie Kneedler, seconded by JonTaraboletti.