

Meeting Minutes Report

Meeting Purpose	General Homeowners Meeting	Date:	5/30/2007, 19:00 – 21:00
Meeting Attendees	See Attendee List	Location	Orange Township Hall

Meeting Minutes:

1. Len called the meeting to order at 19:05.
2. The minutes from the last meeting were presented. Len requested that the last item be corrected to say Ash Borer. Ann moved for approval. Mike Orndorf seconded. Minutes were accepted.
3. Ann Moore presented the Treasurer's Report. We are at 26% of budget. Twenty homeowners are past due from 2006. A letter will be sent telling them that if they do not pay their 2006 dues, the bill will be turned over to a Collection Agency. 87% of homeowners have paid their 2007 dues. The second letter requesting payment will go out soon. There were questions about the Collection Agency and Liens from the floor.
4. Len introduced Neil and Ann as the new Trustees for this year.
5. Neil Wheeler presented the results of the By-Law Change vote. The votes were:

▪ Remove Developer References	68.25%	APPROVED
▪ Define Member in Good Standing	68.01%	APPROVED
▪ Change the number of Trustees from 3 to 5	67.30%	APPROVED
▪ Trustees must be Members of the Association	67.54%	APPROVED
▪ Trustees appoint Trustees in special cases	65.40%	REJECTED
▪ Trustees to schedule meetings by phone	67.30%	APPROVED
▪ Change reference to Article 7	67.77%	APPROVED
▪ Define Roles for the 2 additional trustees	66.82%	REJECTED

Neil recommended that the voting be closed and accept the results, but the group could vote to continue the voting. John Gregor made the motion to accept the vote. Anup Bhatt seconded the motion. The homeowners voted to accept the By-Law changes.

6. Neil Wheeler presented the Communications Committee Report on Marty's behalf. We need more email addresses to enhance our communications. If you have not been receiving email messages from the Trustees, please let us know your email address. The golf outing is scheduled for September 15 at Glen Ross Golf Club. We need some co-chair people to help Don Berberick and Marty. If we can get hole sponsorship sold, it could be a good moneymaker for our "extra" projects. Marty continues to update the website, and we are trying to be more proactive with communication through the website. If anyone would like to help with the online directory or online voting, please contact Marty or Adam.
7. Ann Moore presented that the trustees are working to determine possible uses for the 9 acres at the southeast corner of the subdivision. Many homeowners have asked what we are doing with this property. Many homeowners were told a pool or a library might be built. The Trustees are seeking input on what to do. Ann requested ideas from the floor. Ken Hagen asked if we even could sell the property due to green space restrictions. Len has been researching with the county and township zoning. The original intent was for a library or pool. Len has asked them to let us know what is exactly permitted on the property. Ken would like to find an entity that we give the property but we get residual income and the ability to use the property for public meeting. Nancy commented that nothing should be done with the property, and that a pool or community center would be too expensive. There was discussion about the cost of leaving it green. There was discussion about the runoff and drainage in the area. The county is taxing us at a premium rate for the property. The lot could be subdivided. There was question about the Library property near the fire station. Len stated that the Library does not want to build near the fire station. There was comment about how nice the green space is a buffer. It is a nice area that separates us from Old State and allows the kids to play. The value of the property is around \$170,000 and taxed around \$28,000. A common area like a pool or tennis court would bring the neighbors together. A library would be great to use a meeting room. A recommendation was made to use the land for garden plots. Ann asked for ideas to be sent in online and the ideas will be brought up at the next meeting for consideration. Andy asked about who could/would make the decision about the property. The by-laws state that the Trustees are responsible for this, but would seek approval (if possible) from the homeowners. The Trustees want to have an answer to the question "what are we doing with the 9 acres?". Len asked for a hand vote on some of the ideas. Len asked the discussion be concluded due to time, and Ann asked that ideas be submitted. Ann will ask Marty to put something on the website.
8. Neil Wheeler announced that a Radon information meeting is scheduled for June 12 at 7:00 in the Township Hall.

9. Len reported on the Landscaping and Ponds. Len asked the homeowner's opinion about the sprinklers at the North entrance. We have sprinklers, but do not use them and pay a minimum fee every month. A question about the cost of watering was asked. We do not have records for what the actual cost. We estimate then watering would be about \$50-\$75 am month. We also need an annual back flow test and winterizing if we use the sprinklers. Ann confirmed that we have money in the budget for the sprinklers. The ideas are to either turn off the water or to get it turned on and start using it. Len asked for hands for turning on the water and for turning it off. It was decided to not turn on water this year, but consider for next year and make sure it is budgeted. Karen Marsman will research the cost of an irrigation system for the South entrance and present to the Trustees for consideration by October. The Trustees will decide what to do about this for next year.
10. Len announced that we need an Architecture Review Committee Chairperson. There are some items that need to be addressed, so the trustees will handle this until a Chairperson is chosen. Ken Hagen and Bob Mullen want to be on the committee. Len described the duties:
 - Approval of Architecture changes
 - Review deed restriction complaints and draft letters to ask for compliance
11. Neil discussed the purpose of the Policy Statements that are being developed by the Trustees. Since they are not finalized, they will not be presented. The Trustees want to draft policies to help the homeowners understand how the Trustees interpret certain items and processes. Ron Fresco (our legal counsel) has reviewed the policies and provided guidance to the Trustees.
12. There was not a report from Shannon for the Recreation/Social Committee.
13. There was not a report from Luann for the New Member Welcome Committee.
14. Ann talked about committees that need Chairpersons. Most committees do not require a lot of time. The Architecture Review Committee needs a Chairperson. Ken Hagen volunteered as Chairperson, and Bob Mullins wants to help. The Insurance and Legal Committee needs a Chairperson. No one volunteered. The Community Service Committee needs a Chairperson. No one volunteered. The New Member Welcome committee needs additional help. Karen Marsman volunteered to help. The Recreation and Social committee needs help. Shannon is leading the committee, but could use help. The Fund Raising Committee is lead by Dianne Holibaugh and she would also like some help. The Election Committee, Budget Committee, Communication Committee, and Maintenance and Landscaping Committee also need help. There were no volunteers.
15. Len asked about old business. Nancy asked about the mounds around the Street signs. Neil will ask Mark to fix the mounds. Len reported that the Sheriff will do more patrols to help reduce the speeding.
16. Len asked about new business. Ann mentioned about break-ins. She reminded everyone to watch open garage doors and watch your neighbors' houses. Ann mentioned that some lawns and common areas need attention. Please help with keeping the neighborhood clean. Dave Patton made a suggestion to set aside money to handle ash tree replacement. Len asked Dave to call him so he can look at the trees. Dave is willing to help document the Ash tree population. Neil stated the two additional Trustees would be voted on the next meeting. Len asked about participation and someone to take charge for the Fourth of July Float Committee. No volunteers so no float in the parade.
17. Len announced that the next General Meeting would be August 22 at 7:00 at the Orange Township Hall.
18. The next Trustees meeting is June 1 at the Scramblers at 11:30. Anyone is welcome to attend.
19. There was a question about the No Parking sign on Parklawn where the model used to be. It can be removed. Neil will work with Mark to get it out.
20. There was a question about the chemicals in the ponds. Len reported there have been two applications, but Len has asked that another application be done.
21. Len asked about the lights on the pond. It was agreed the lights were working, so Len will approve the bill payment.
22. There was a comment about the trees on Old State needing fixed. Neil will follow up with Marty to find out if there is any outstanding work to be done.
23. Len adjourned the meeting.

Attendees:

Len Fisher	Neil Wheeler	Ann Moore	Ken Hagen
Michael Orndorf	Andrew Lynch	John Gregor	Julie Fire
Anup Bhatt	Joe Leone	Nancy PcioneK	David Patton
Jason White	Meredith White	Mike Valente	Karen Marsman
Ed Marsman			