

**Newtown Grant Master Home Owner's Association  
Board of Directors Meeting Minutes  
August 17, 2016**

The Master Board Meeting was called to order at 7:06 PM.

A quorum was met with seven members present. In attendance were:

Bill McManimon	Estates I
Alex Bartos	Fawn Hollow
John D'Aprile	Ravens View II
Chip Bromley	Whispering Wood
James Holwood	Heatherwood I
Barbara Firestone	Society Place
Yan Sandler	Quail Creek
Marianne Fein	FirstService Residential
Chris Dillon	FirstService Residential

**Visitor/Public Comments**

Corporal Paul Deppi of the Newtown Township Police Department met with the Board to talk about their "Coffee with a Cop" event taking place on Friday, September 16<sup>th</sup> so that we could let the residents of Newtown Grant know about the event. He also fielded questions from the Board about any concerns that they had within Newtown Grant. **Action:** Corporal Deppi answered any questions that the Board members had about possible crime, speeding, etc. going on in Newtown Grant. The Board also agreed to advertise the "Coffee with a Cop" event to the residents on Newtown Grant and even invited the police to stop by the Garage Sale on Saturday, September 17<sup>th</sup>.

Dev Soni, Newtown Grant resident, also met with the Master Board to talk about her newly constructed flower bed that she has been getting violation letters about. Dev told the Board that she had a death in the family and that it was going to be hard for her to remove the flower bed border (composed of cinder blocks). She said she felt that she was being picked on and that she doesn't believe it is fair for her to have to take her new flower bed down. **Action:** The Board approved this issue to be referred back to the cluster. The Master Board does not want to interfere with cluster architectural decisions unless rules were broken. It was suggested that maybe the Boy Scouts or some kind of volunteer group could help remove it for her. Board requested management to reach out.

**Public Minutes**

The board meeting notes taken at the July 20, 2016 Board Meeting were approved after all Board members looked over them and had a discussion about the water basins around Newtown Grant (i.e. who should pay for them, and if some clusters should/could share payments for them). **Action:** The acceptance of the board meeting notes were motioned, then seconded, with the majority of present members in favor.

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**Financial Report**

The Board looked over and accepted July's financials after a discussion about fertilization and one of the CD's due in September. **Action:** The Board would like management to see if the CD can roll and to get Quaint Oaks' rates. After that, the acceptance of the financials were motioned, then seconded, with all present members in favor.

**Management Report**

**Violations**

There are still two dead trees along Stoopville Road, but they are getting taken care of, management working with Eagles Pointe Board President to find and notify owner.

Board approved of email blast and handling of dog leash violation at recreation center by management.

**Contracts**

A discussion was had about the expiring contract of Lorraine Grassi, CPA; there was also a discussion about the CPA's opinion for the HOA to increase the Association fee by \$1.00 per household, per quarter. **Action:** The Board accepted Lorraine Grassi's draft audit, and they would like management to send a new contract proposal to her.

**Old Business**

Management let the Board know that all of the bids for the front of the Clubhouse had been received; these bids came in three separate parts, A) concrete, B) landscaping, and C) asphalt. **Action:** The Board chose to accept the bid from FJP just for part A (\$16,329.20); the Board also chose to wait until after the Garage Sale to move forward with this project.

Management also let the Board know about the concrete lifting bids that have come in from BQ and Rock Solid for Poly Jacking and Mud Jacking. **Action:** The Board accepted the bid from Rock Solid for Mud Jacking.

Management also told the Board that more sink holes are going to start popping up more often, according to Franc Environmental and that the Board should consider having Franc find the area's most susceptible to these conditions.

**New Business**

The Board discussed the bids from Bair and Kaiser for recreation center trees. **Action:** After a long discussion about which trees are necessary and which aren't, the Board narrowed the bid list down and would like management to have Bair and Kaiser re-bid with this new, updated list.

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There was a short discussion about the bid to get rid of the Nutsedge. **Action:** The Board accepted the \$450.00 bid from Bair to treat Nutsedge.

There was another short discussion, this time about the locksmith's bid to put a new lock on the entrance door to the Banquet Room. **Action:** The Board accepted the \$384.00 bid from Keystone Lock Company to replace the lock on the Banquet Room door entrance.

There was a discussion about the severe pool leak that was discovered and the bid that American Pools made to replace two backwash valves. The Board also had a discussion about resurfacing both of the pools and the bids that were made by American Pools and Aqua Safe. **Action:** The Board accepted American Pools' bid to replace both of the backwash valves for \$890.00, however they are still reviewing bids for the resurfacing of the pools.

A short discussion was had about the possibility of the pool being closed on weekdays for the final week(s) of the pool season, due to American Pool not having enough life guards to keep the pool up and running, due to kids going back to college and high school. **Action:** The Board said that this is not a possibility, the pool has never closed early; they also want management to tell American Pool that if the pool has to be closed early, that they will strongly consider not re-upping their contract with American next season. The Board would also like management to talk to Stefan (the HOA's attorney) to discuss the possible pool closure and what can be done about it.

Management spoke to the Board briefly about an event taking place that a young resident is putting together as part of her Bat Mitzvah project. The resident is running a charity walk to help support canine cancer and would like to know if we would advertise the event for her to raise awareness. **Action:** The Board agreed to include information, and website links about the event, "Dani's Walk" on Facebook as well as on mass emails to the entire community the weeks leading up to the actual event.

### **Event Report**

Chris spoke to the Board about the Flick 'N Float events that had taken place through-out the Summer, he explained how many attendees were at each event, what movie was played, who the sponsor for each event was, and how much of the sponsorship money was spent. He also gave brief explanations for the Summer Block Party, Fantasy Football League and the possibility of having a Community Shred Event. **Action:** The Board briefly asked Chris questions about each of these events.

The Master Board Meeting was motioned to be ended, it was seconded and was unanimously agreed upon. The meeting was adjourned at 10:02 PM.

The next meeting of the Board of Directors will be September 21, 2016 at 7:00 p.m., at the Clubhouse.