

**Newtown Grant Master Home Owner's Association
Board of Directors Meeting Minutes
June 15, 2016**

The Master Board Meeting was called to order at 7:00 PM.

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

Bill McManimon	Estates I
Alex Bartos	Fawn Hollow
John D'Aprile	Ravens View II
Chip Bromley	Whispering Wood
Bob Shaw	Willow Creek/Eagle Trace
James Holwood	Heatherwood I
David Cote	Ravens View I
Yan Sandler	Quail Creek
Marianne Fein	FirstService Residential
Chris Dillon	FirstService Residential

Visitor/Public Comments

Gary Zito from Global Tech LED was in attendance to speak with the Master Board about replacing the outside lights around the parking lot and recreation grounds with LED powered lights. He went into detail about the longevity of the lights themselves and how much money over time they would save the HOA compared to the lights there currently. **Action:** Gary answered any questions that the Board members had about the LED lights in detail. The Board asked management to get some more information on the LED lights before any decision is made.

Angeline Crowell, Newtown Grant resident, also met with the Master Board to talk about guest pass fees at the swimming pool. Angeline wanted to know why she had to pay for guest fees for her grandchildren who live with her during the Summer months and wanted to see if they could get pool passes instead of her having to pay for them. **Action:** The Board decided to give Angeline's grandchildren pool passes, but asked that she provide us with her "+ 1" pool pass back so that we could make her a new pass, and two new passes for her grandchildren.

Another Newtown Grant resident came to speak with the Master Board about solar panels on residents' roofs. He spoke about the possibility of amending the HOA rules and regulations to allow for solar panels. He also spoke about the popularity of solar panel use nowadays and how cost effective they are and will continue to become in the future. **Action:** The Board listened to this resident and explained to him that the rules and regulations do not allow for solar panels on home owners' roof tops and that he would need to get enough votes from home owners to overturn or change the rules.

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Public Minutes

The board meeting notes taken at the May 18, 2016 Board Meeting were approved after all Board members looked over them and had a discussion about a meeting with the Newtown Township manager, a statement about most of the dog waste signs being put up and that the Master Association had renewed its insurance with State Farm. **Action:** The acceptance of the board meeting notes were motioned, then seconded, with the majority of present members in favor.

Financial Report

The Board looked over and accepted May's financials after a discussion about one of the CD's from Covenant Bank. **Action:** The Board would like management to see if Covenant Bank could extend its CD rate. After that, the acceptance of the financials were motioned, then seconded, with all present members in favor.

Management Report

Violations

There are dead trees along Stoopville Road again, so management let the Master Board know and that there would be violation letters created yet again to be sent out to these residents.

New Business

The Board discussed the positives and negatives about the two website companies that made proposals for the new Newtown Grant website, www.miceport.com and www.lyncserve.com. Lyncserve.com could develop the site from scratch, it would be more expensive but cheaper moving forward down the line; miceport.com uses wix, only uses hosting capabilities then builds the site, they want to develop the HOA newsletter as well and say they can have the new website up in two months max. **Action:** The Board made a decision to select miceport.com to set up the new website for the association; the acceptance of this choice were motioned, then seconded, with all present members in favor.

Management let the Board know that the yellow striping of letters and parking spacing around the Clubhouse needs to be re-coated by CSC, who recently completed the asphalt for the parking lots and drive along the Clubhouse.

There was a discussion about the cement repair of the sidewalk blocks along North/South Drive. Management also brought the idea of mud jacking to the Boards' attention instead of foam filling, which was already brought to the Board's attention at a previous board meeting. **Action:** The Board would like management to see what is guaranteed with mud jacking and to get competitive bids to compare with those for foam filling.

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There was a discussion about the concrete in front of the Clubhouse and replacing it. Management let the Board know that prices are down but that they are waiting on all of the bids to come in. **Action:** The Board will wait for all of the bids to come in, but would like for this project to be accomplished sometime in October when the pool season is completely over, after the annual garage sale but before the national election; the Board would also like to have the engineers involved.

Event Report

Chris again, asked for approval of possibly purchasing tree/plant label signs to place around the recreation ground on different plants/tree to so that kids and adults can know what they are while on a walk through the trail/path on the rec grounds. He provided them with prices and even showed the Board pictures of what they would look like and how they could be used by residents. **Action:** The Board approved this idea and allotted the recreation department \$500.00 to purchase the necessary items.

The Master Board Meeting was motioned to be ended, it was seconded and was unanimously agreed upon.

The meeting was adjourned at 9:57 PM.

The next meeting of the Board of Directors will be July 20, 2016 at 7:00 p.m., at the Clubhouse.