

GREENLEAF MANOR HOMEOWNER'S ASSOCIATION
P O BOX 851
STATE COLLEGE, PA 16804-0851

ANNUAL MEETING MINUTES

THE ANNUAL MEETING WAS HELD ON APRIL 20, 2004, AT THE FERGUSON TOWNSHIP BUILDING, STATE COLLEGE, PENNSYLVANIA.

TWENTY RESIDENTS WERE IN ATTENDANCE ALONG WITH BOARD MEMBERS LES SHAW, PRESIDENT; MARK HINISH, VICE PRESIDENT; ELAINE WILLIAMS, TREASURER; KATHY CROFT, SECRETARY.

LES OPENED WITH GREETINGS AND THANKED ALL FOR ATTENDING. HE INTRODUCED THE BOARD MEMBERS AND A BRIEF DESCRIPTION OF THEIR DUTIES FOLLOWED.

LES CONTINUED WITH A LIST OF ALL ACCOMPLISHMENTS FOR 2003. THEY ARE AS FOLLOWS:

- YEARLY MAINTENANCE, WHICH INCLUDES FERTILIZING AND WEED CONTROL IN THE PARK AREA. TWO APPLICATIONS ARE DONE AT THIS TIME. A THIRD APPLICATION IS REALLY NEEDED. THE TWO APPLICATIONS INCLUDE SPRING AND WINTER SEASONS. A POWDER APPLICATION WAS USED. WE WOULD LIKE TO USE THE LIQUID FORM. IT SEEMS TO BE MORE EFFECTIVE.
- INCLUDED IN OTHER MAINTENANCE, MOWING AND TRIMMING OF THE PARK AREA (1X A WEEK) AND RETENTION PONDS (2X A WEEK), MULCHING AROUND 31 TREES, WOOD CHIPS IN THE PLAY AREA, SNOW REMOVAL OF THE SIDEWALKS AT THE RETENTION PONDS AND TRASH PICK-UP AT THE PARK. THIS IS ONLY NEEDED 1-2 TIMES A MONTH. WE PAY BY THE CAN. LES CALLS TO HAVE THAT SERVICE.
- THERE ARE TWO ENTRANCE SIGNS FOR GREENLEAF MANOR. ONE IS INSTALLED. THE OTHER WILL BE INSTALLED AFTER SOME ROCKS ARE REMOVED TO ANCHOR THE SIGN. A MACHINE IS NEEDED TO REMOVE THE ROCKS.
- STREETLIGHTS WERE REPAIRED
- AFTER 2 YEARS, THE PARTRIDGE AND Tanager SIGN WAS COMPLETED
- TOM IWINSKI AND BILL GBUREK NOW HAVE THE WEBSITE UP AND RUNNING. www.greenleafmanor.org RESIDENTS MAY VIEW THE MONTHLY MINUTES FROM THE BOARD MEETINGS ON THIS SITE. ALSO, ANY ISSUES CAN BE FOUND ON THIS SITE.

LES DISCUSSED THE SCHEDULE OF MAINTENANCE AND PROJECTS FOR 2004. THEY ARE AS FOLLOWS:

- COLLEGE GARDENS NURSERY WILL BE CONTACTED FOR AN ESTIMATE TO LANDSCAPE AROUND THE TRANSFORMERS AT THE NORTH CORNER OF THE PARK. THIS WILL BE TO IMPROVE APPEARANCE.

- IN THE WOODED AREA OF THE PARK, WEEDS AND SMALL BRUSH WILL BE CLEANED OUT. MULCH WILL BE USED IN THE AREA. IN THIS NEWLY CLEARED AREA OF THE PARK, PICNIC TABLES WILL BE ADDED.
- CONTINUED MAINTENANCE OF THE PARK AND RETENTION PONDS AS WE DID IN 2003.

ELAINE WILLIAMS GAVE THE TREASURERS REPORT. EXPENDITURES ARE \$10,000 ANNUALLY WHICH INCLUDE: IMPROVEMENTS, PAVEMENT IN THE PARK (WALK WAY), SNOW REMOVAL ON THE WALKS AROUND THE RETENTION PONDS, CUTTING OF THE GRASS ONCE A WEEK, FERTILIZER, PROPERTY INSURANCE, AND TAXES. YEARLY DUES ARE \$75 PER HOMEOWNER. THE DUPLEXES PAY \$75 EACH (\$150). THE BILLS WILL BE MAILED OUT MAY 15, 2004. PAYMENT IS DUE BY JUNE 15, 2004. THE BALANCE IN THE CHECKING ACCOUNT IS \$800 AND THE BALANCE IN THE MONEY MARKET IS \$8,000. LES REPORTED THAT WE WILL HAVE BETWEEN \$8,000 AND \$9,000 IN THE COMBINED ACCOUNTS AT ALL TIMES.

ELAINE RESIGNED AS TREASURER. AN ANNOUNCEMENT WAS MADE THAT WE NEED A NEW TREASURER. JOE STELLABOTTE VOLUNTEERED AND WAS APPOINTED THE NEW TREASURER.

RICK WILKERSON VOLUNTEERED TO HELP WITH MEMBERSHIP. HE WAS APPOINTED VICE PRESIDENT IN CHARGE OF MEMBERSHIP.

THE MEETING WAS OPENED FOR DISCUSSION. THE ISSUE OF DEVELOPING CIRCLEVILLE FARM WAS DISCUSSED. DUE TO MANY CONCERNS OF THE NEIGHBORHOOD, A CIRCLEVILLE FARM COMMITTEE WAS FORMED. THIS NEWLY FORMED COMMITTEE WILL ATTEND MEETINGS CONCERNING THAT ISSUE AND REPORT BACK TO THE RESIDENTS. COMMITTEE MEMBERS ARE: MELISSA ARNETT, PAM STELLABOTTE, LINDA BONNESS, CARLY GRONWALL, JOHN NAUMOWICZ AND LES SHAW.

THE ANNUAL GARAGE SALE WILL BE MAY 15, 2004. FLIERS WILL BE PLACED IN THE MAILBOXES.

A TRAFFIC LIGHT AT SANDY DRIVE AND SCIENCE PARK ROAD WAS DISCUSSED. A CROSSWALK IN THAT AREA WAS ALSO RECOMMENDED. THE BOARD WILL SEE IF THIS IS POSSIBLE. IT WAS NOTED THAT IN STATE COLLEGE THERE IS NO LAW THAT YOU MUST STOP AT A CROSSWALK.

A REQUEST FOR "25 ALIVE" SPEED SIGNS TO BE PLACED AROUND THE PARK WAS REQUESTED. LES WILL CHECK INTO THAT WITH THE LOCAL POLICE DEPARTMENT.

THE MEETING CONCLUDED AT 8 P.M.

SUBMITTED BY KATHY CROFT, GMHA SECRETARY, 5-2-04