

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

ANNUAL MEETING MINUTES

THE ANNUAL MEETING WAS HELD ON APRIL 19, 2005, AT THE FERGUSON TOWNSHIP BUILDING, STATE COLLEGE, PENNSYLVANIA.

TWENTY EIGHT RESIDENTS WERE IN ATTENDANCE ALONG WITH BOARD MEMBERS RICK WILKERSON, MEMBERSHIP; JOE STELLABOTTE, TREASURER; KATHY CROFT, SECRETARY. LES SHAW, PRESIDENT, WAS NOT ABLE TO ATTEND.

RICK OPENED WITH GREETINGS AND THANKED ALL FOR ATTENDING. HE INTRODUCED THE BOARD MEMBERS.

RICK CONTINUED WITH A LIST OF ALL ACCOMPLISHMENTS FOR 2004. THEY ARE AS FOLLOWS:

- MULCHING OF 31 TREES AT THE PARK AND RETENTION PONDS
- GROUND COVER AT THE PARK PLAYGROUND AREA
- INSTALLATION OF THE GMHA SIGN AND LANDSCAPING AT THE SANDY DRIVE ENTRANCE
- VARIOUS STREET SIGN REPLACEMENTS
- STREET LIGHT BULB REPLACEMENT
- ADDED PICNIC TABLES AT THE PARK
- CLEANED OUT BRUSH, ETC. IN THE PARK'S WOODED AREA
- CIRCLEVILLE FARM COMMITTEE WAS ESTABLISHED
- THE PARK AND RETENTION PONDS ARE BEING TREATED FOUR TIMES A YEAR WITH APPROPRIATE FERTILIZER/WEED KILLER

RICK DISCUSSED THE SCHEDULE OF MAINTENANCE AND PROJECTS FOR 2005. THEY ARE AS FOLLOWS:

- MULCHING OF 31 TREES AT THE PARK AND RETENTION PONDS
- GROUND COVER AT THE PARK PLAYGROUND AREA
- THE PARK AND RETENTION PONDS ARE BEING TREATED FOUR TIMES A YEAR WITH APPROPRIATE FERTILIZER/WEED KILLER
- VARIOUS STREET SIGN REPLACEMENTS
- CLEAN OUT OF BRUSH, ETC., IN THE PARK'S WOODED AREA
- NEIGHBORHOOD ANNUAL YARD SALE IS MAY 5, 6, 7, 2005
- LANDSCAPING OF THE TRANSFORMERS AT THE CORNER OF SANDY DRIVE AND TANGER DRIVE

JOE GAVE THE TREASURERS REPORT. EXPENDITURES FROM MAY 1, 2004 TO APRIL 15, 2005 WERE \$11,046.00. EXPENDITURES INCLUDE TAXES, INSURANCE, MAINTAINING THE PARK AND RETENTION PONDS (CUTTING OF GRASS, FERTILIZER, WEED CONTROL AND MULCH), SNOW REMOVAL, STREET LIGHT REPLACEMENT, PICNIC TABLES, CLEANING OUT BRUSH IN THE PARK, ENVELOPES, COPIES, STAMPS FOR ANNUAL DUES, INSTALLATION OF THE GMHA SIGN AND STREET SIGN REPLACEMENTS. AS OF APRIL 15, 2005, JOE

REPORTED A BALANCE IN THE CHECKING ACCOUNT OF \$551.03, AND A BALANCE OF \$8,264.75 IN THE MONEY MARKET ACCOUNT.

THE MEETING WAS OPENED FOR DISCUSSION.

- ❑ RESIDENTS FROM THE SANDY DRIVE AREA BY THE PARK WERE SO PLEASED THAT LANDSCAPING AROUND THE TRANSFORMERS WILL BE COMPLETED IN 2005. THIS IS MUCH NEEDED. A REQUEST FOR NO FLOWERING BUSHES THAT ATTRACTED BEES WAS MENTIONED.
- ❑ A CAR PARKED IN THE RETENTION POND ON SANDY DRIVE WAS MENTIONED. THIS IS NOT ONE OF OUR RETENTION PONDS. HOMEOWNERS WANTED TO KNOW WHY IT IS THERE.
- ❑ A HOMEOWNER ASKED WHO INSURED THE PARK. WE CARRY THE INSURANCE FOR THE PARK.
- ❑ THE BASKETBALL HOOPS ARE MISSING THE NETTING AND ONE POLE IS NOT STRAIGHT. IT WAS REQUESTED THAT THIS BE CORRECTED.
- ❑ POLE LIGHTS AT THE RENTAL PROPERTIES ARE NOT ALWAYS ON. IT WAS REQUESTED THAT WE CONTACT THE OWNERS OF THESE PROPERTIES TO HAVE THIS CORRECTED. IT IS DARK IN THESE AREAS AT NIGHT.
- ❑ A REQUEST FOR A NEW HOMEOWNERS DIRECTORY WAS MENTIONED. AFTER THE DUES ARE COLLECTED, WE WOULD HAVE AN UPDATED DIRECTORY.
- ❑ ONE HOMEOWNER WOULD LIKE AN UPDATE OF EVENTS SUCH AS THE SPRING EGG HUNT, FALL PICNIC, GARAGE SALE, ETC. IT WAS SUGGESTED THAT WE USE THE EMAIL ADDRESSES WE HOPE TO OBTAIN WITH THE ANNUAL DUES TO COMMUNICATE THESE EVENTS.
- ❑ THERE ARE A FEW DEAD TREES ALONG THE STREETS THAT NEED REPLACED. RICK SAID HE CALLED FERGUSON TOWNSHIP. HE SAID THEY ARE RESPONSIBLE AND DO HAVE SOME TREES. WE WILL LOOK AT THIS FURTHER.
- ❑ A TRAPPER REMOVED THREE GROUND HOGS BEHIND THE HOMEOWNERS ASSOCIATION BUILDING.
- ❑ SOME HOMEOWNERS WOULD LIKE TO HAVE A COMPOST PILE. SUGGESTED IT BE LOCATED IN ONE OF THE RETENTION PONDS. KATHY MENTIONED ABOUT THE SMELL FOR PEOPLE WHO LIVED BY THE COMPOST PILE. FURTHER RESEARCH IS NEEDED.
- ❑ ANOTHER HOMEOWNER REQUESTED THAT WE PAINT THE POLES FOR THE STREET SIGNS.
- ❑ A TRAFFIC LIGHT AT SANDY AND SCIENCE PARK ROAD WAS MENTIONED. IT IS HARD TO MAKE A LEFT HAND TURN AT 8 A.M. A HOMEOWNER SUGGESTED WE AS A GROUP COULD REQUEST A LIGHT. ONE HOMEOWNER SUGGESTED TO USE THE INTERSECTION OF SCIENCE PARK ROAD AND CIRCLEVILLE ROAD. THERE IS A LIGHT THERE.

THE ANNUAL GARAGE SALE WILL BE MAY 5, 6, 7, 2005. YOU MAY OBTAIN BALLOONS TO PLACE ON YOUR MAILBOX (FOR PARTICIPATING FAMILIES) FROM THE HOMEOWNERS AT 728 Tanager Drive.

RICK MENTIONED WE ARE IN NEED OF A VICE PRESIDENT FOR THE BOARD. HE ASKED FOR VOLUNTEERS. NO ONE VOLUNTEERED.

THE MEETING CONCLUDED AT 8 P.M.

SUBMITTED BY KATHY CROFT, GMHA SECRETARY, 5-25-05