

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

ANNUAL MEETING MINUTES

THE ANNUAL MEETING WAS HELD ON APRIL 11, 2006 AT THE CENTRE COUNTY BUILDERS ASSOCIATION BUILDING, STATE COLLEGE, PENNSYLVANIA.

TWENTY NINE RESIDENTS WERE IN ATTENDANCE ALONG WITH BOARD MEMBERS LES SHAW, PRESIDENT; RICK WILKERSON, MEMBERSHIP; JOE STELLABOTTE, TREASURER; KATHY CROFT, SECRETARY.

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

LES SHAW CONTINUED WITH A LIST OF ALL ACCOMPLISHMENTS FOR 2005. THEY ARE AS FOLLOWS:

- EDGING AND MULCHING OF 34 TREES AT THE PARK AND RETENTION PONDS
 - FERTILIZER AND WEED CONTROL AT THE PARK AND RETENTION PONDS
 - GRASS MAINTENANCE AT THE PARK AND RETENTION PONDS
 - MULCH AT THE PLAYGROUND SWING AREA
 - BENCH REPAIR AT THE PARK
 - BASKETBALL NET REPLACED
 - TRASH PICK UP AT THE PARK
 - TWO NEW TRASH CANS, WITH ATTACHED LIDS
 - STREET SIGN REPAIR AND REPLACEMENT
 - SNOW REMOVAL
 - TREE CLEAN UP FROM WIND DAMAGE
 - CLEARING OF BRUSH AT THE PARK WOODS
 - PLANTINGS AT THE CORNER OF SANDY AND TANAGER, AROUND TRANSFORMERS
- LES DISCUSSED THE SCHEDULE OF MAINTENANCE AND PROJECTS FOR 2006. THEY ARE AS FOLLOWS:
- NORMAL MAINTENANCE
 - FINISH PARK WOODS CLEAN UP
 - NEW DIRECTORY OF HOMEOWNERS
 - GAZEBO, 2007, IN THE PARK

JOE GAVE THE TREASURERS REPORT. 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, TREE CLEAN UP AFTER WIND DAMAGE, TRASH CANS AND TRASH PICK UP, ENVELOPES, COPIES, STAMPS FOR ANNUAL DUES. AS OF APRIL 11, 2006, JOE REPORTED A BALANCE IN THE CHECKING ACCOUNT OF \$750.36 AND A

BALANCE OF \$8,954.53 IN THE MONEY MARKET ACCOUNT. TOTAL ANNUAL FEES COLLECTED FROM THE HOMEOWNERS IS \$10,125.00.

THE MEETING WAS OPENED FOR DISCUSSION.

- ❑ LES ANNOUNCED THAT THE BOARD NEEDS A NEW TREASURER. JOE HAS RESIGNED DUE TO A NEW JOB. NO ANNUAL FEES WILL BE PAID BY A BOARD MEMBER. THIS IS TO ENCOURAGE VOLUNTEERS.
- ❑ COST ESTIMATE IS \$3,000 TO \$5,000 FOR THE GAZEBO
- ❑ CIRCLEVILLE FARMS RESUBMITTED THEIR PLANS. THEY HAVE NOT BEEN APPROVED, BUT SEWER LINES ARE GOING IN.
- ❑ IT WAS ASKED IF ANY MORE COMMERCIAL BUILDINGS WOULD BE BUILT BEHIND TANAGER DRIVE. THIS IS THE LAST BUILDING.
- ❑ THE 25 MPH SPEED LIMIT IS NOT BEING HONORED BY THE RESIDENTS. THAT WILL BE ADDRESSED IN THE NEWSLETTER. LES SUGGESTED THAT WE CALL THE POLICE AND HAVE THEM WATCH THE NEIGHBORHOOD.
- ❑ THE WOODEN POSTS ON THE STREET SIGNS NEED REPAINTED. LES WILL TAKE CARE OF THIS.
- ❑ WHEN THE ANNUAL DUES COME OUT, A REQUEST TO UPDATE YOUR INFORMATION IS FOR THE NEW DIRECTORY.
- ❑ WILL THERE BE A YARD SALE THIS YEAR? ANYONE INTERESTED IN TAKING CARE OF THAT IS WELCOME TO DO SO.
- ❑ HOMEOWNERS ARE DUMPING GRASS CLIPPINGS BEHIND THE RETENTION POND ON PENN STATE PROPERTY. THIS WILL BE ADDRESSED IN THE NEWSLETTER. SOME SUGGESTIONS WERE MADE AS TO WHERE TO TAKE YOUR GRASS CLIPPINGS.
- ❑ THE LARGE RETENTION POND ON SANDY DRIVE WAS NOT MAINTAINED PROPERLY LAST SUMMER. THERE IS HIGH GRASS AND WEEDS. EDWARDS PARK ASSOCIATION OWNS THIS. JANET FLEMING WILL GIVE LES THEIR PHONE NUMBER SO WE CAN CALL AND REQUEST THAT THIS BE MAINTAINED. ALSO, THERE IS A GARDEN WITH CHICKEN WIRE THAT SHOULD NOT BE THERE. SOME HOMEOWNERS CAN SEE THIS.
- ❑ PARKING IN THE RETENTION POND WAS NOTICED. THIS OCCURRED ONCE FOR EXTRA PARKING ON THE 4TH OF JULY.
- ❑ WE ARE TO MAINTAIN THE WOODS BY THE BIKE PATH. THAT WILL HAVE TO BE CLEANED OUT IN 2006.

THE MEETING CONCLUDED AT 8 P.M.

SUBMITTED BY KATHY CROFT, GMHA SECRETARY, 5-18-06