

Builders Association of Central PA

2038 Sandy Drive, Suite 100

General Meeting Room

April 17, 2013

7:00 PM – 8:45 PM

### **Minutes of the Membership Meeting**

- President, Les Shaw opened and call the meeting to order at 7:00 PM
- Introduction of board members and guest speakers: Diane Conrad – Chief of Police and Mark Kunkle, Ferguson Township manager
- Introduction of all attending neighbors
  - 19 Homeowners and 24 residents in attendance
  - Proxy received from : Theodore Pruss and Marilyn McDermott
- Approval of the 2012 meeting minutes
  - Minutes approved without correction.
- President's Report on Accomplishments in 2012 and Forward Looking 2013 Projects
  - 2012 Accomplishments
    - New mulch at the two entrances and the 34 trees in the park and retention pond areas
    - Clean up of storm damage of two trees
    - Playground mulch at the swing
    - Mowing of grass at the park and retention ponds
    - Spraying for weeds and brush under tree area
    - Stone border at the sandy entrance sign
    - Planting of two crimson king maples under the tall tree area in the park
    - Installed a stone wall at the Farmstead entrance
  - 2013 Projects
    - Retention pond repair
    - Upgrade entrance sign area
    - Plant evergreens in the tree area of the park
    - Retention pond hedge treatment for barrier between GLM and Circleville Farm Development
- Treasurer's report given by Sam Hawbaker of Park Forest Enterprises Inc.
  - Proposed 2013 budget recommends income of \$16,300 at the same \$115 annual assessment
  - Expenses of \$12,575 includes annual landscaping, snow removal and management fees

- The difference of \$3,725 will increase reserves to \$19,881
- The proposed 2013 budget was approved
- Discussion of Membership's Concerns
  - Board member and or committee discussed to upgrade the community directory and address the parking problem at Farmstead and Circleville with Ferguson Twp.
  - Restrictive and protective covenants discussion – consulted attorney to see how we could legally change the bylaws – long shot and expensive
  - Election of new board members – all elected for a two year term
    - Dave Hill, Ron McLaughlin, Richard Haefner, Dick Anderson, Carolyn Cole
      - All members nominated and approved
      - Dick Anderson and Carolyn Cole to serve only 1 year
  - Discussion on Circleville Farm project and potential for parking passes needed
    - Impact of Circleville Farm Development
    - Dangerous parking coming into GLM from Circleville. This was mentioned to the township before. They did a traffic study and found that there wasn't enough of a danger/ risk to restrict parking in that area. One member brought up starting a petition on the topic
    - Committee to make amendments to the restrictive and protective covenants to eliminate any question on sheds, perimeter fences, swing sets etc being permitted in the development
    - Discussion of transferring homeowners management duties to PFE
- Meeting adjourned at 8:45 PM