

# Clover Lee HOA Executive Board

## Monday August 19, 2024



<b>Call to Order:</b>	An Executive Board meeting of Clover Lee HOA was held on Monday, August 19, 2024, at 217 Meadow LN. The meeting began at 7:00 p.m.
<b>Attendees:</b>	Present - President, Chuck Mosey Present - Secretary, Bob Orendorf Present - Nina Lipsett board member Present – Treasurer, Patrick DiSante Absent - Penn Equity, Donna Grove
<b>Approval of Minutes:</b>	Meeting minutes of the July 15, 2024, meeting minutes were approved via email and forwarded to Penn Equity for record keeping purposes.
<b>Officers' Reports:</b>	Reviewed Balance Sheet as of July 31, 2024 and Aged Owner Balance Sheet as of July 31, 2024.
<b>Minutes:</b>	<ol style="list-style-type: none"> <li>1. Fourth amendment update – Clover Lee attorney has informed the board that 3 yes votes are disqualified because the owners have sold their properties, and the new owners need to vote on Fourth Amendment. Penn Equity will send out information to new owners.</li> <li>2. Penn Equity has sent to Parks &amp; Co. all Clover Lee financial information needed for the annual financial review.</li> <li>3. Penn Equity will send a reminder email to all owners one week prior to Labor Day holiday that Pennsylvania Law strictly prohibits fireworks <b>“Within 150 feet of a building or vehicle, whether or not the building or vehicle is owned by the user of the consumer firework.”</b> Also add to the announcements on website.</li> <li>4. 4Seasons added two rose bushes to entrance, one at the front of entrance island and one at rear of entrance island.</li> <li>5. Full Blast completed power washing.</li> <li>6. A pole that is sticking up behind the first parking space in the overflow parking area in Meadow Lane was removed.</li> <li>7. Penn Equity will schedule the annual Owner’s Meeting – tentative date is Wednesday October 23, 2025.</li> <li>8. Penn Equity to order 2 signs that say “Do not disturb rocks” one to be placed at the overflow area of the pond and another to be placed at the north side of the pond.</li> <li>9. Penn Equity to draft a new Resolution that states a \$50. 00 fine for anyone caught disturbing the rocks at the pond.</li> <li>10. Penn Equity to inform 4Seasons that the HOA Board does not approve the estimate from 4Seasons for trimming the large pine trees along Clover LN. The board agrees that the trimming should be included in the Clover Lee contract.</li> <li>11. The HOA Board approves Bream Estimate of \$175.00 to repair sink hole at 7515 CLB.</li> </ol>

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	<p>12. Penn Equity will request estimates to repair tripping hazards at bridge by the pond.</p> <p>13. Penn Equity to send a reminder to all owners that it is their responsibility to remove trimming flags. 4Seasons will not remove them.</p> <p>14. It has been reported to the HOA Board that owners and guests have not been stopping at the stop sign at the top of CLB. If ignoring the stop sign continues a “speed bump” will be installed at the stop sign.</p> <p>15. Penn Equity to remind all owners that a speed bump will be installed if ignoring the stop sign at the top CLB continues.</p> <p>16. The HOA Board requests Penn Equity to combine CDs ending in 7512 and 1466 when due in October and mark as “future road and parking replacement.”</p> <p>17. The HOA Board approved a 10% increase to HOA fee to \$193.00 for 2025. The increase is to be earmarked for “future road and parking replacement.”</p>
<p><b>Action Items:</b></p>	<p>Penn Equity:</p> <ol style="list-style-type: none"> <li>1. Penn Equity to complete item #3 of minutes.</li> <li>2. Penn Equity to complete item #7 of minutes.</li> <li>3. Penn Equity to complete item #8 #9 of minutes.</li> <li>4. Penn Equity to complete item #10 of minutes.</li> <li>5. Penn Equity to complete item #12 of minutes.</li> <li>6. Penn Equity to complete item #13 of minutes.</li> <li>7. Penn Equity to complete item #15 of minutes.</li> <li>8. Penn Equity to complete item #16 of minutes.</li> </ol>
<p><b>The Next Meeting:</b></p>	<p>Next Board meeting is scheduled for September 23, 2024 at Bob’s 249 Meadow LN.</p>
<p><b>Adjournment:</b></p>	<p>The meeting was adjourned at 8 PM.</p>