

# Annual Clover Lee Owners Meeting

## October 23, 2024



### Attendees:

President, Chuck Mosey present  
Secretary, Bob Orendorf present  
Treasurer, Patrick DiSante present  
Board member, Nina Lipsett present  
Penn Equity, Sasha Keen  
Owners and proxies, 26

### Meeting Minutes:

**Chuck Mosey, President of CL HOA opened the meeting at 6:30 PM.**

1. Chuck extended a welcome to the homeowners along with thanking them for attending the Annual Meeting.
2. Sasha Keen from Penn Equity confirmed 26 owners and proxies were present, not enough to meet the minimum requirement of 30 for a quorum.
3. Chuck asked other board members to introduce themselves:
  - a. Patrick DiSante, Treasurer
  - b. Nina Lipsett, board member
  - c. Bob Orendorf, Secretary

### Review of minutes from October 24, 2023 annual meeting.

1. Bob presented a review of minutes from October 24, 2023 annual meeting.

### Treasurer Report

2. Patrick presented a recap of the YTD finances, noting an increase in Total Assets to \$133,652.12, a decrease in Total Liabilities to \$109,303.68, and an increase in Total Equity from a negative (\$4,745.81) in 2023 to a positive **\$24,348.44** in 2024.

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3. Patrick noted that Parks and Company was retained to audit Clover Lee's financial reports for 2023. Parks and Company gave Clover Lee's financial reports a positive review. The full report is on the Clover Lee website.
4. Patrick reported the HOA Board approved a 10% increase to HOA fees to \$193.00 per month starting on January 1, 2025. The HOA Board is setting aside these funds to resurface all roadways and parking surfaces in the next 5 to 7 years.

### Old Business

1. Fourth Amendment not passed
2. : the HOA Board after being advised by the attorney that votes cast by owners that sold their properties were not valid. The owner's present requested the HOA Board to revisit the Fourth Amendment again in 2025 for a new vote.
3. 2024 Accomplishments
  - a. Clover Lee website activated.
  - b. A new Clover Lee entrance sign was installed.
  - c. A new directional sign was installed at the top of Clover Lee Blvd.
  - d. A new Private Property sign was installed at Clover Lee Blvd. entrance.
  - e. The HOA Executive Board completed a "walk around" inspection of the property in April 2024.
  - f. Community yard sale was held in June 2024.
  - g. The drainage swale that runs beside 7511 Clover Lee Blvd to the pond was cleaned and new rock based installed.
  - h. Improved the swale that runs from 201 Meadow LN to the rain garden.
  - i. Dead trees removed and replaced with new trees at various locations in the community.

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- j. The pond area is treated monthly for mosquito control during Spring and Summer months.
- k. Cleanup vegetation within pond overflow and pond drainage area, grade and rake where needed, and plant with wildflowers.
- l. 7528, 7530 CLB – install French drains, improve lawn areas that had walking hazards.
- m. 7532 CLB – plant wildflowers in areas of poor drainage and muddy areas.
- n. 7550 CLB – improve underground pipe discharge area.
- o. 7503 siding water leaks repaired.
- p. Two rose bushes planted in the median entrance.
- q. The drainage pipe under Clover Lee Blvd was cleaned.
- r. Power wash building with green mold completed.
- s. The HOA board discussed the use of fireworks within the Clover Lee Community. It was determined that Pennsylvania Law strictly prohibits fireworks **“Within 150 feet of a building or vehicle, whether or not the building or vehicle is owned by the user of the consumer fireworks.”** This would prohibit fireworks being used in the Clover Lee Community. Anyone within the community violating this law will be reported to law enforcement.
- t. A pole that was sticking up behind the first parking space in overflow parking across from 249 Meadow Ln was removed.
- u. Two signs that say “Do not disturb rocks” were placed at the overflow area of the pond and another placed at the north side of the pond. A \$50.00 fine will be charged for anyone caught disturbing the rocks.
- v. The fine for not submitting an ACI is increased to \$100.00 from \$50.00.

### New Business

1. Patrick presented the proposed budget for 2025, highlighting budget amounts changed from the previous year.

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### Homeowners Forum

1. Owners reported dead trees along the fence line that separates Clover Lee from Computer World.
2. Owners reported that UPS and FedEx trucks are speeding through the community.
3. Owners suggested adding another speed limit sign between Plainview Drive and the stop sign at the top of Clover Lee Blvd.
4. Owners suggested adding “rumble strips” between Plainview Drive and the stop sign at top of Clover Lee Blvd.
5. Owners suggested adding two “speed humps” between Plainview Drive and the stop sign at top of Clover Lee Blvd.
6. Owners reporting that some pole lights are too bright, while other Owners reports that the lights are too dim.
7. Owners reported that a circular vent at 7506 Clover Lee Blvd be repaired or replaced.
8. Owners reported that the top of a Comcast box is missing at 7511 Clover Lee Blvd.

### Action Items

1. The HOA Board will investigate the number of dead trees that to determine if they need replaced.
2. The HOA Board requests Penn Equity to get estimates to determine the most efficient way to slow traffic to 10 MPH within the community.
3. The HOA Board will contact PPL to get information on what choices are available for brightness of pole lights.

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4. The HOA Board requests Penn Equity to get estimates to repair or replace the circular vent at 7506 Clover Lee Blvd.
9. The HOA Board will contact Comcast and report that the top of a Comcast box is missing at 7511 Clover Lee Blvd.

### **Next Meeting:**

Next Annual meeting will occur October 2025 at a date and time to be determined.

### **Adjournment:**

The meeting was adjourned at 7:35 pm.