

# Clover Lee HOA Executive Board

## Monday September 18, 2023



<b>Call to Order:</b>	An Executive Board meeting of Clover Lee HOA was held on Monday, September 18, 2023, at 249 Meadow LN. The meeting began at 7:00 p.m.
<b>Attendees:</b>	<p>Present - President, Chuck Mosey</p> <p>Present - Secretary, Bob Orendorf</p> <p>Present - Treasurer, Brett Marquart</p> <p>Present – Nina Lipsett board member</p> <p>Present – Patrick DiSante board member</p> <p>Present - Penn Equity, Donna Grove</p>
<b>Approval of Minutes:</b>	Meeting minutes of the July 24, 2023, meeting minutes were approved via email and forwarded to Penn Equity for record keeping purposes.
<b>Officers' Reports:</b>	Reviewed Balance Sheet as of August 31, 2023, and Aged Owner Balance Sheet as of August 31, 2023.
<b>Minutes:</b>	<ol style="list-style-type: none"> <li>1. The HOA Executive Board welcomes new board members Nina Lipsett and Patrick DiSante.</li> <li>2. The HOA Executive Board will meet with Four Seasons owner on October 9, 2023, to discuss and negotiate 2024 to 2026 ground maintenance contract.</li> <li>3. The HOA Executive Board discussed the problem with ground sinking behind 211 Meadow LN. Penn Equity will request proposals to repair the issue.</li> <li>4. Rental Capping Amendment             <ol style="list-style-type: none"> <li>a. 62 yes ballots returned. 5 more yes votes needed to pass.</li> <li>b. Board members to start contacting owners via phone and or email that have not voted to encourage them to vote.</li> </ol> </li> <li>5. Dead tree removal: HOA Executive Board recommends removing willow tree by the pond. Penn Equity will request proposals to remove the tree.</li> <li>6. Clover Lee website is on hold due to provider schedule. Website launch is expected in October 2023.</li> <li>7. Retention pond maintenance: Franklin Bream Landscaping is awarded the contract to clean and maintain retention pond. The scheduled maintenance for cleaning will be in the spring and fall. Other cleaning due to debris accumulation will be "as needed."</li> <li>8. Sealcoating all the streets and overflow parking spaces and repaint all lines to be completed by Friday September 22, 2023.</li> <li>9. The HOA Executive Board is recommending a 10% increase to HOA fee to \$176.00 per month for the year 2024.</li> <li>10. The Annual Clover Lee Owners meeting is scheduled for 6 PM on October 24, 2023. The location is West Hanover Twp Rec Building on 628 Walnut Ave. The board encourages all owners to attend.</li> <li>11. Topics remaining on agenda to be addressed timely and maintain relevance include the following:             <ol style="list-style-type: none"> <li>a. Architectural Standards and Guidelines to be reviewed.</li> <li>b. Lights, decks</li> </ol> </li> </ol>
<b>Action Items:</b>	<ol style="list-style-type: none"> <li>1. Rental Capping Amendment</li> </ol>

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	<ul style="list-style-type: none"> <li>a. The HOA Executive Board members will be contacting owners who have not sent in their ballots and encourage them to do so.</li> <li>2. Clover Lee website is in progress.</li> <li>3. The HOA Executive Board will meet with Four Seasons' owner on Monday 7PM October 9, 2023, at 249 Meadow LN to discuss and negotiate 2024 to 2026 grounds maintenance contract.</li> <li>4. Penn Equity will request proposals to repair ground sinking behind 210 Meadow LN.</li> <li>5. Penn Equity will request proposals to remove willow tree by the retention pond.</li> <li>6. Penn Equity to schedule West Hanover Twp Rec Building on 628 Walnut Ave. to be used for Clover Lee annual meeting.</li> </ul>
<p><b>Next Meeting:</b></p>	<p>Next Board meeting is scheduled for October 24, 2023, at the West Hanover Twp Rec Building on 628 Walnut Ave.</p>
<p><b>Adjournment:</b></p>	<p>The meeting was adjourned at 8:30 PM</p>