

Clover Lee HOA Executive Board Annual Owners Meeting

October 24, 2023



Attendees:

President, Chuck Mosey absent (Covid)
Secretary, Bob Orendorf present
Treasurer, Brett Marquart present
Board member, Nina Lipsett present
Board member, Patrick DiSante present
Penn Equity, Donna Grove present

Meeting Minutes:

Bob Orendorf, Secretary of CL HOA opened the meeting at 6:30 PM.

1. Bob extended a welcome to the homeowners along with thanking them for attending the Annual Meeting.
2. Donna Grove from Penn Equity confirmed 27 owners and proxies were present, not enough to meet the minimum requirement of 30 for a quorum.
3. Bob asked other board members to introduce themselves:
 - a. Brett Marquart Treasurer
 - b. Nina Lipsett board member
 - c. Patrick DiSante board member
4. Bob Orendorf presented a review of minutes from October 25, 2022 annual meeting.

Treasurer Report

5. Brett Marquart presented a detailed recap of the YTD finances comparing explaining extraordinary expenses not budgeted for. He gave all a copy of his report including a detailed spreadsheet of YTD expenses.

Old Business

Bob Orendorf presented accomplishments made in 2023:

2023 Accomplishments:

1. Four Seasons was awarded contract to clean Drainage issues with the Swale at 7511 Clover Lee Blvd
2. Scott Sipe was given the contract to repair cracks in the macadam on all roadways and parking lots before winter.
3. Broken picnic table by the pond was removed.
4. Fire hydrants repainted.
5. Owners can call UGI with their meter number and address and they will repaint your meter.
6. The HOA Board approved setting up a website to share bylaws, regulations, monthly meeting minutes, and financials. We are waiting on the website host to implement.
7. Franklin Bream awarded a contract to remove sediment in swale in front of 7514 CL.
8. An addition to Rule 24 concerning the storage of vehicles that are not moved in a seven-day period. Vehicles that are not used as primary vehicles and stored in overflow parking for more than 7 days will be subject to a fine and towing at the owner's expense.
9. Franklin Brehm awarded a contract plant a section of the "meadow" along Clover Lee Dr with wildflowers. The purpose is to alleviate some of the water problems in that area and to reduce the mowing costs in that area. (mowing costs were not reduced)
10. Franklin Brehm awarded contract to remediate water problems at 150 Plainview.
11. Shull Tree Service awarded a contract to remove a dead tree behind Meadow LN, remove two stumps and trim several trees.
12. Franklin Brehm was awarded a contract to replace dead trees behind Meadow LN.
13. HOA board approved Saturday August 19, 2023, for a community wide yard sale. Franklin Brehm awarded a contract to Remediate Rear Lawn Depression behind 201 – 211 Meadow Ln. The Board approved removal of the willow tree by the pond by Stoners Tree Svc.
14. Franklin Brehm awarded a contract to clean pond drain twice a year. Once in the spring and once in the fall. Also as needed because of storm damage.

15. Jeffery Sutton was awarded the contract to sealcoat the roadways and overflow parking lots and repaint all lines.
16. The HOA Executive Board met with Four Seasons Lawn Care and was able to negotiate a contract for 2024 to 2026 and lower the yearly costs from \$66,839 to \$62,500 with no loss of services.

New Business

1. Brett Marquart presented the proposed budget for 2024, highlighting budget amounts changed from the previous year.
2. The HOA Board has approved a 10% increase to HOA fees from \$160.00 to \$176.00 per month starting on January 1, 2024. The HOA Board is setting aside funds to resurface all roadways and parking surfaces in the next 5 to 7 years.
3. Nina Lipsett and Patrick DiSante were elected to the Clover Lee HOA Executive Board.

Homeowners Forum

1. Homeowners complimented the wildflower project in the meadow.
2. Many homeowners voiced their concerns and complaints on Four Seasons mowing operations.
 - a. Owners are concerned about the way grass is thrown against sides of building and fences.
 - b. When "lawn edging" the need to trim so deep into the ground.
 - c. Running lawn mowers over driveways and sidewalks causes damage to the driveways and sidewalks.
3. The grass behind 102 – 106 Plainview needs to be resodded.
4. Remove straw and netting behind 150 Plainview.
5. Homeowner suggested that when Amendment 4 is passed, a change be made to exclude homeowners who want to rent their property due to personal hardships.

6. Question as to where to get replacement for green house number signs that are old and worn.
7. Owners are concerned that trash cans are not being stored behind their properties in a timely manner.
8. Owners are concerned that some back decks need to be repaired and repainted.
9. It was suggested to look at replacing the outdated sign at the entrance to Clover Lee.
10. Owners are concerned that some of the green entrance doors need repainted.
11. Owners are concerned that dog waste is not being picked up.

Action Items:

1. HOA board will request that Penn Equity send a letter to all owners that the HOA board will be doing an inspection of decks in need of repair, green entrance doors that need repainted, and request that the decks and green doors be repaired in a timely manner.
2. The HOA board members will meet with the Four Seasons representative for Clover Lee to discuss owner's concerns about mowing operations.
3. The HOA board members will do a walk around the complex to investigate owner's concerns:
 - a. Grass behind 102 – 106 Plainview.
 - b. Back decks that repaired and repainted.
 - c. Green entrance doors that need repainted.
 - d. Clean up behind 150 Plainview.
 - e. Look for any dead trees that need to be removed.
4. HOA will replace any worn green house number signs.
5. HOA board members will discuss the replacement of the CL entrance sign.

Next Meeting:

Next Annual meeting will occur October 2024 at a date and time to be determined.

Adjournment:

The meeting was adjourned at 7:35 pm.