



HOA Meeting Minutes

Caln Township, Coatesville, PA

| 1. MEETING DETAILS | |
|---|---|
| <input checked="" type="checkbox"/> Date | 10/28/11 |
| <input checked="" type="checkbox"/> Start Time | 7:00 pm |
| <input checked="" type="checkbox"/> End Time | 8:30 pm |
| <input checked="" type="checkbox"/> Location | President's Home |
| <input checked="" type="checkbox"/> Meeting Type | Board Meeting |
| <input checked="" type="checkbox"/> Meeting Called By | President |
| <input checked="" type="checkbox"/> Note Taker | Secretary |
| <input checked="" type="checkbox"/> Goals | Legal Review, Landscaping Contract, 2012 Budget |

| 2. BOARD MEMBER ATTENDANCE | |
|---|---------|
| <input checked="" type="checkbox"/> President | Present |
| <input checked="" type="checkbox"/> Secretary | Present |
| <input checked="" type="checkbox"/> Treasurer | Present |
| <input checked="" type="checkbox"/> Vice President | Present |
| <input checked="" type="checkbox"/> Member At Large | Vacant |

| 3. MEETING SCHEDULE | |
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| <input checked="" type="checkbox"/> Call to Order | 7:06 pm |
| <input checked="" type="checkbox"/> Roll Call & Quorum | See #2 above |
| <input checked="" type="checkbox"/> Secretary's Report | <p><u>MOTION</u> Secretary – Motion to approve 10/13/11 Board Meeting Minutes. 2nd – President Pass (4-0)</p> <p>A timeline has been developed regarding the upcoming Board Elections and a Resolution will follow outlining the length of terms.</p> <p>CCR has contacted Caln Township to reserve their meeting room for a one hour period on January 25, 2012 for the purpose of holding the Annual Meeting. The room will be held for us pending any Township emergency needs.</p> |
| <input checked="" type="checkbox"/> President's Report | <p>The agreed upon 10 day review period has passed since our last discussions with Reidenbach and it has been determined that our legal council needs more time to research the \$500 Capital Contribution required by each Owner at time of purchase of a Kings Grant home.</p> |

3. MEETING SCHEDULE CONTINUED

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| <input checked="" type="checkbox"/> President's Report Continued | <p><u>MOTION</u> President – Motion to allow council to conduct additional research hours not to exceed 3 in total without prior approval from the Board. 2nd – Treasurer Pass (4-0) Note: Vote conducted via email on 10/24/11.</p> <p>A meeting and walkthrough of Kings Grant was conducted with the landscapers. All areas that had reported problems were pointed out. Any areas that have been missed will be included in the new contract. It is believed that this effort will improve the service we are receiving.</p> |
| <input checked="" type="checkbox"/> Treasurer's Report | <p>The final set of “harsh” letters have been sent to the the most recent group of delinquent accounts. The next step will be to turn these homeowner accounts over to legal for court filings.</p> <p><u>MOTION</u> President – Motion to approve the negotiation of a 3-year landscaping contract. The goals should include 24 cuts, 8 basin cuts and once a month for pipeline cuts. 2nd – Vice President Pass (4-0)</p> <p>The Board has received bids for alternatives to be planted in the pipeline areas. The Board has considered wildflowers and “no-mow” grass. It is recommended that the Board wait until the HOA is in a more stable financial situation before proceeding with any conversion of the pipeline areas.</p> |
| <input checked="" type="checkbox"/> Vice President's Report | <p>No report</p> |
| <input checked="" type="checkbox"/> Web Committee Report | <p>Resolution #002 has been posted on the HOA website.</p> <p>Board member email links have been removed. Owners should contact CCR directly with any questions and concerns regarding Kings Grant.</p> <p>The HOA hosting service has been renewed with GoDaddy.com.</p> |
| <input checked="" type="checkbox"/> Architectural Committee Report | <p>No report</p> |
| <input checked="" type="checkbox"/> Community Events Committee Report | <p>The Kings Grant Halloween parade has been cancelled.</p> |
| <input checked="" type="checkbox"/> Old Business | <p>Jeff McClintock (Caln Township) has informed the Board that the police cannot enforce the parking situation until the roads are dedicated. Once that happens, homeowners will not be able to park on the side of the street with fire hydrants and in all cul-de-sacs. Jeff McClintock also notified the Board that Caln Township is still in discussions with Dewey Homes regarding street dedication, pumping station and lot trees.</p> <p>The tot lot repairs have not been made since our last meeting.</p> <p>CCR has completed the development of a “Welcome Package” to be sent to new homeowner’s after settlement.</p> |
| <input checked="" type="checkbox"/> New Business | <p>Discussions regarding the 2012 Kings Grant Budget were conducted.</p> |
| <input checked="" type="checkbox"/> Guest Report | <p>None</p> |
| <input checked="" type="checkbox"/> Next Meeting Date/Time/ Location/Type | <p>TBD as needed</p> |

3. MEETING SCHEDULE CONTINUED

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| <input checked="" type="checkbox"/> Adjournment | 8:57 pm |
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***Minutes prepared by Secretary