



HOA Meeting Minutes

Caln Township, Coatesville, PA

1. MEETING DETAILS

<input checked="" type="checkbox"/> Date	5/23/11
<input checked="" type="checkbox"/> Start Time	7:00 pm
<input checked="" type="checkbox"/> End Time	8:30 pm
<input checked="" type="checkbox"/> Location	Caln Township Building
<input checked="" type="checkbox"/> Meeting Type	Planning Meeting
<input checked="" type="checkbox"/> Meeting Called By	President
<input checked="" type="checkbox"/> Note Taker	Secretary
<input checked="" type="checkbox"/> Goals	Street dedication, Trees and silt fences, Dewey status in KG, Open Space, Architectural Enforcement, Legal

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	Absent

3. MEETING SCHEDULE

<input checked="" type="checkbox"/> Call to Order	7:04 pm
<input checked="" type="checkbox"/> Roll Call & Quorum	See #2 above
<input checked="" type="checkbox"/> Secretary's Report	No report
<input checked="" type="checkbox"/> President's Report	<p>Street dedication is still in the "talks" stage</p> <p>Dewey's contractor should soon be planting 3 trees in the front yards of lots that have not received them yet.</p> <p>Silt fences at the rear yard are scheduled for removal</p> <p>The Board will look into some type of low maintenance planting to be placed in common areas to reduce the cost of grass cutting.</p> <p>The Board has still not received many documents from Dewey in order to complete the transition.</p>
<input checked="" type="checkbox"/> Treasurer's Report	Recent legal action concerning homeowner assessments resulted in a court hearing last week. The Board is awaiting the judge's decision.

3. MEETING SCHEDULE CONTINUED

<input checked="" type="checkbox"/> Vice President's Report	No report
<input checked="" type="checkbox"/> Web Committee Report	No report
<input checked="" type="checkbox"/> Architectural Committee Report	<p>A first draft of the fee schedule for Architectural Violations is being written at this time.</p> <p>MOTION Secretary – Motions to approve the Architectural Plan for lots 53, 74, 102, 103 and 106 with adjoining notes. Homeowners should follow plans according to what was submitted and obtain necessary permits from Caln Township. Homeowners should ensure that appropriate construction techniques are used. 2nd – President Pass Note: Motions and votes conducted via email between 4/4/11 and 5/23/11</p>
<input checked="" type="checkbox"/> Community Events Committee Report	No report
<input checked="" type="checkbox"/> Old Business	None
<input checked="" type="checkbox"/> New Business	None
<input checked="" type="checkbox"/> Guest Report	<p>Note: Summary of discussion with Caln Township Engineer</p> <p>The hospital property behind Phase I is now under contract by a new developer. A shopping center is proposed. No potential tenants are yet named.</p> <p>The CVS construction west of Kings Grant needed a sewer line across Fisherville Road. The sewer line may need to extend down to the manhole near the main entrance to Kings Grant. There is no plan for a WaWa or Wal-Mart to be built next to the CVS as some residents have heard.</p> <p>Note: Summary of discussion with Rouse Chamberlin Homes representatives</p> <p>Rouse Chamberlin is seeking to close a deal with Dewey Homes to purchase 30 lots in stages over the next 2 years. Dewey will still be responsible for completing Kings Grant. Rouse will lease the existing Dewey model home until which time the Rouse model home is completed.</p> <p>Expected Rouse Chamberlin Home Offerings: 1500 to 2800 sq. ft. 3 and 4 bedrooms 1 and 2 car garages</p>
<input checked="" type="checkbox"/> Next Meeting Date/Time/ Location/Type	To be determined
<input checked="" type="checkbox"/> Adjournment	9:11 pm

***Minutes prepared by Secretary