



HOA Meeting Minutes

Caln Township, Coatesville, PA

1. MEETING DETAILS	
<input checked="" type="checkbox"/> Date	9/8/11
<input checked="" type="checkbox"/> Start Time	7:00 pm
<input checked="" type="checkbox"/> End Time	8:00 pm
<input checked="" type="checkbox"/> Location	President's Home
<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	Capital Contribution on Resales, Legal, Repairs, 2011 Budget shortfall

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	7:00 pm
<input checked="" type="checkbox"/> Roll Call & Quorum	See #2 above
<input checked="" type="checkbox"/> Secretary's Report	<p>MOTION Secretary – Motion to approve the 1/18, 2/22, 2/23, 4/4 and 5/23/11 Board Meeting Minutes. Minutes are posted at www.KingsGrant.org. 2nd – Vice-President Pass Note: Vote conducted via email on 6/8/11</p>
<input checked="" type="checkbox"/> President's Report	<p>MOTION President – Motion to approve necessary repairs to the swing set in the tot-lot common area. A safety inspection by a certified inspector will also be conducted. 2nd – Vice-President Pass</p> <p>MOTION President – Motion to approve Board Member officer positions according to the following: President – Scott Saboe Secretary – Chris Weaver</p>

3. MEETING SCHEDULE CONTINUED

<input checked="" type="checkbox"/> President's Report Continued	Treasurer – Philip Viljoen Vice President – Jim Cardamone Member At large – Tom Mascio Officer positions will be held for one (1) year at which point they will be reassigned as needed. 2 nd – Secretary Pass
<input checked="" type="checkbox"/> Treasurer's Report	<p><u>MOTION</u> Treasurer – Motion to approve a one-time Assessment of \$150 per lot to pay outstanding bills for 2011 Common Expenses caused by a high percentage of lot owners not meeting their quarterly assessment obligations. Notice to be mailed in October with a due date of 11/15/11. 2nd – Secretary Pass</p>
<input checked="" type="checkbox"/> Vice President's Report	No report
<input checked="" type="checkbox"/> Web Committee Report	<p><u>MOTION</u> Vice-President – Motion to approve payment of website hosting fees to GoDaddy.com. 2nd – Secretary Pass</p>
<input checked="" type="checkbox"/> Architectural Committee Report	<p><u>MOTION</u> Secretary – Motion to approve the Architectural Requests for a deck at Lot 70. 2nd – President Pass Note: Vote conducted via email on 5/24/11</p> <p><u>MOTION</u> Secretary – Motion to approve the Architectural Requests for a fence at Lot 106 and a fence at Lot 11. 2nd – President Pass Note: Vote conducted via email on 6/8/11</p> <p>CCR has informed the Board that several lots have fences that are not in compliance. Future action may be needed. Researching a solution.</p>
<input checked="" type="checkbox"/> Community Events Committee Report	No report
<input checked="" type="checkbox"/> Old Business	<p><u>MOTION</u> President – Motion to authorize the HOA Board's lawyer to begin the lien process against the remaining unsold lots due to unpaid quarterly assessments and late fees. The liens are to encompass any and all future unpaid fees by the lot owner. 2nd – Treasurer Pass Note: Vote conducted via email on 8/25/11</p> <p>Rouse Chamberlin has informed the Board that they are no longer interested in offering new homes at Kings Grant. Note: Notice received via email on 8/25/11.</p> <p><u>MOTION</u> President – Motion to accept the judge's decision without appeal regarding the legal action against a lot owner for failure to pay quarterly assessments. 2nd – Vice-President Pass Note: Vote conducted via email on 6/20/11</p>

3. MEETING SCHEDULE CONTINUED

<input checked="" type="checkbox"/> New Business	<p><u>MOTION</u> President – Motion to approve Resolution #002 regarding Capital Contributions when a Kings Grant property is resold. The new homeowner (purchaser) is to pay a one-time \$400 Capital Contribution Fee to the KGHOA. Resolution to be posted on HOA website. 2nd – Treasurer Pass</p> <p><u>MOTION</u> Secretary – Motion to approve the purchase of “Posted/No Hunting” signs to be placed around the perimeter of the wooded common areas of the development where hunters have been observed trespassing on KGHOA property. The purpose of the signs is to further ensure the safety of the Kings Grant residents. The Secretary will purchase the signs and seek reimbursement from the management company. Not to exceed \$100. 2nd – President Pass</p> <p>Williams has built two fixed structures and 4-5 above ground pipe testing stations on the Transco Pipeline. The stations are surrounded by chain link fence. Williams has or will be tapping into the Kings Grant electrical service to provide needed power. A permanent electrical source with a PECO utility box near the curbside is in the planning stages.</p> <p>CCR is checking on renewal pricing for the 2012 HOA Insurance policy(s).</p> <p><u>MOTION</u> Treasurer – Motion to purchase updated D&O Insurance from Travellers Insurance. 2nd – Vice-President Pass Note: Vote conducted via email on 7/7/11</p>
<input checked="" type="checkbox"/> Guest Report	No report
<input checked="" type="checkbox"/> Next Meeting Date/Time/ Location/Type	October 13, 2011 at 7:30 PM – CCR Office – Planning Meeting
<input checked="" type="checkbox"/> Adjournment	8:37 pm

***Minutes prepared by Secretary