

MINUTES OF THE OLDE STONE WAY HOMEOWNERS ASSOCIATION

Date of Meeting: October 28, 2019

Location: Campbelltown Fire Hall

Attending Board Members: Ron Lott, Colleen Frech, Greg Bump, Jim Warnock, Mike Ross

Attendees: 34 Households, 7 proxies

The meeting was called to order by President Ron Lott at 7:00 PM. All residents had received a mailed packet of information. Sign-ins and proxies were reviewed.

Reading of Minutes: Copies of the 2018 meeting minutes as well as the proposed 2020 annual budget were mailed to all residents approximately 30 days prior to this meeting. A motion to dispense with the reading of the minutes and approve them was made by Ken Schaefer and seconded by Cindy Warnock. The motion carried.

Treasurer's Report: Colleen Frech, Treasurer, reported the checking account as of October 18, 2019, contained \$22,745.98 and the savings account showed a balance of \$34,025.66 with the total assets being \$56,774.64. The treasurer's report was approved by a motion from Dale Coatsworth and a second from Terry Troutman. Colleen estimates that an additional \$10,000.00 will be spent before the end of the calendar year. She noted that as of this date, one homeowner has not paid their 2019 dues or the special assessment. Colleen also noted that dues will increase by \$20.00 to \$180.00 and will be due by April 1. Ron Lott noted that another special assessment will be required to rebuild our reserve funds as sinkholes continue to plague Common Area 3.

ARC Report: Greg Bump reported that there were 13 applications for projects this year and all were approved. Five of them were for new roofs. Greg had samples of shingles that would be acceptable for new roofs and encouraged people that if they are considering new roofs next year, they should contact a roofing contractor as soon as possible. Contractors are scheduled up to a year in advance.

Election of Board Members: There are two openings on the HOA Board this year. Dale Coatsworth and Beth Coatsworth volunteered to serve as Inspectors of the Election. Ron Lott nominated Colleen Frech as Colleen had indicated a willingness to continue to serve as Treasurer. Colleen nominated Rosemary Yankoski as she had indicated an interest in serving and is willing to assume the office of President. On a motion by Ken Schaefer and a second by Mike Ross, Colleen and Rosemary were unanimously elected.

Old Business: Ron Lott reported on the status of the sinkholes in Common Area 3. They have been filled and the area has been graded and seeded. The cost of the sinkhole repair was \$53,716.83. Areas of the low flow channels have been removed as they may have been the cause of the sinkholes opening and the county no longer requires them. A question was raised concerning runoff from Londonderry Village. They do have their own detention basin, but excessive rain can cause run off to our detention basin. Additionally, if their basin fills to a certain point, pumps are activated which also discharges to our basin. The water management plan was approved by the county and lawyers would need to be involved if changes are sought. Ron also mentioned that the water from our basin flows under Hoffer Road and will affect any future development on the other side. In other old business, Ron listed several reminders for residents: pick up after your dogs, clean up grass clippings and do not put clippings down the storm drains, pets are not to run loose or left outside when you are away, and refrain from parking on the street when snow is expected. Also, don't forget you need a resale certificate when you sell your home and any projects that need ARC approval should not be started until the approval is received. Lastly, please pay dues and special assessments on time as it helps the treasurer and the HOA Board does not like to be bill collectors.

New Business: A concern was raised about speeding on Hoffer Road along with tractor trailers using the road illegally. It was suggested that a call to the police from the Association might be more effective than one individual calling. Also, it was noted that a fox has been sighted numerous times in the neighborhood and small pets (or children) could be at risk. A question was asked if a new resident directory was going to be published. The Board will consider doing this next year.

Ron Lott did a short presentation on the threat posed by the Spotted Lantern Fly. Trees and vineyards to our East have been devastated by this insect. He encouraged people to check their trees for egg masses and destroy them-not just brush them to the ground. Information brochures were distributed to everyone in hopes that we can avoid the devastation caused by these insects.

There being no further business, the meeting was adjourned on a motion from Ken Schaefer and a second from Dale Coatsworth at 7:45 PM.

Respectfully submitted,

James P. Warnock, Secretary