

Minutes of the Olde Stone Way Executive Board Meeting
August 18, 2021

Meeting Location: 49 Fairfax Lane

Meeting Attendance: (Board:) Greg Bump, Colleen Frech, Rod Graeff, Nadya O'Meara, Rich Roberts; and (Community:) Mary Lott

The meeting was called to order at 7:00 PM. The May 17, 2021, meeting **minutes**, which had been shared electronically prior to the meeting, were approved.

Treasurer Colleen Frech shared the 2021 operating budget to date. The account balances are \$48,166.57 in checking and \$53,533.06 in savings. One resident who has not paid annual community dues has until October 1 to pay with a late fee. Since the last board meeting on May 17, the association collected \$300 in initiation fees and \$50 in resale certificates. Colleen noted the association paid \$2,916.00 to Greenskeeper for lawn care/landscaping, \$1,147.06 to First Energy for electricity and \$3,338.60 for property taxes. Colleen noted that she asked Colonial Electric to repair/replace streetlights on Early Lane that were damaged by a lightning strike this summer. That bill is projected to be approximately \$800.

Architectural Review Committee Chair Greg Bump noted that 45 projects have been reviewed, five inspections completed for resale certificates and one inspection is awaiting scheduling. Greg noted several Early Lane residents suffered lightning strike damage and other residents reported roof hail damage this summer.

Addressing **old business**, Rod Graeff said he is following up with a contractor to refurbish the Olde Stone Way sign at the Auburn Drive entrance to the community. Colleen reported that Greenskeeper agreed to replace sod in the front basin once the summer heat abates. Greenskeeper also will fill a hole in the basin area closest to Fairfax. It was shared that 15 Fairfax Lane is set for auction on October 12. As a final point of old business, it was noted that Thomas Young of 79 Fairfax Lane no longer is parking his Verizon van in the community.

There were six orders of **New Business**. First, Greg Bump motioned to approve Rich Roberts as a new board member. The board had voted prior to this meeting, and the motion carried. The second order of new business was violation of community guidelines. Letters will be sent to residents regarding contractor trailers parked on Charleston Drive and Saratoga Run and a fence erected at 15 Windsor Way without Architectural Review Committee approval. As the third order of new business, the board decided that due to the ongoing Covid pandemic, it will send a letter to all residents at the beginning of October in lieu of holding an annual meeting. Many topics were discussed for inclusion in that letter. This led to the fourth order of business, the annual operating budget. Streetlight and website maintenance allocations will be increased, and the sinkhole repair allocation eliminated since it was unused this year. It was decided that 2022 dues would remain at \$180 per household, unchanged from 2021. In the fifth order of new business, Rod volunteered to contact the Lebanon County Engineer's office to confirm the community's drainage will not be affected by the new development being built across Hoffer Road. As the final piece of new business, Rich noted two orange Verizon conduits sticking out of the ground, one in the open area adjacent to 70 Fairfax Lane and the other at the east end of 63 Auburn Drive. He volunteered to contact Verizon to request that they be properly terminated.

The meeting adjourned at 8:05 PM.

Respectfully submitted,

Nadya O'Meara, Secretary