

Monthly meeting of the Board of Directors of Birch Hollow Estates, Wednesday, August 3, 2022.

Minutes of the Board of Directors Meeting of the Birch Hollow Estates Property Owners Association, Effort, PA held at the BHE Clubhouse (145 Jay Road) at 6:30 pm on the 3rd of August 2022

I. Community Input

-Jordan Zicker has quit her position as lifeguard during the community input.

-Pool will become swim at your own risk with a pool attendant.

-Bethany Haddock is complaining about being fired the day before and the manner in which she was let go. She has given the board a letter explaining her feelings. -The guards are requesting a reason as to why Julie was let go. In response to the lifeguards, Julie was caught hiding alcohol for a resident. She was suspended for this. Julie also refused to check badges so therefore she was let go by the pool manager, Justin Clarke, with the approval of the board.

-Residents are questioning why alcohol was banned. It was stated that this was recommended by BHE's insurance agent.

-Parents are now required to be in the pool area to watch their children at all times while they are in the pool.

-Tara Madonna questioned why some guards are being punished for not enforcing rules such as asking a resident to not drink alcohol on the property when Julie is being punished for not enforcing rules. Julie was seen by a director hiding alcohol under a table for a resident. This is a direct offense. The guards are under instruction to only approach a resident if they are comfortable in doing so. It is not required. What is required of the guards is to notify the pool manager, or any of the 9 directors, if there are rules not being followed by residents. There would be no reason to punish a guard who is not walking up to residents and enforcing rules. - Tara Madonna also questioned the Recreation Committee, asking why nothing is being done this summer. It was stated by the Recreation Committee that they are doing the best they can with the limited amount of volunteers. There have been several events this summer including Clean-up day, Memorial Day and 4th of July potlucks, as well as several night swims.

-Carol Donahue asked if Julie was drinking. Julie said she was not. She hid the alcohol.

-Bryan Turner asked what time the playground will be opened until. The gate will now be closed from dusk til dawn due to residents remaining on the property late into the night.

Children of those residents were observed running through properties surrounding the pool grounds. It was also deemed necessary to prevent anyone from parking in the lot after dark. - During special events like late swim nights the gate will not be shut until after the event. -Bryan Turner asked if there is any chance to keep the pool open until October since we have fixed the heaters. It would not be possible due to the high cost of propane. It is not in the budget for this year.

-Bryan Turner also proposed removing the "no biking, no skateboarding, etc." signs from the tennis courts and allowing those activities to occur on the tennis courts. Biking, skateboarding etc. is not allowed due to insurance liability. He also recommended adding a "splash park" where the back tennis court is located.

-Bryan Turner offered to be a speaker for anyone not willing to speak up on their own during meetings.

-Bryan Turner also suggested we consider extending the patio around to the other side of the pool.

-Bryan Turner offered to fix the shed and the shed roof at just the cost of material.

-It was asked by the Board that the Facebook drama please stop and if anyone has any questions, to please contact us so that we could have civil conversations and so that we may have both sides heard. Attending meetings would also be a great alternative to social media postings.

-Vivian Barlotta brought up speed bumps stated that she doesn't care if it's on one street or two but their low-profile vehicle would not do well with the speed bumps.

-Bob Jonas attended the township meeting last night and talked about speed bumps. He is trying to get the township to try it out but only with two bumps at this time.

II. Call to order/roll call

Meeting was called to order at 7:54pm.

Officers Present: Katie Costa: President, Joy Rungo: Vice President, Jessica Zicker: Treasurer, Vincent Rodriguez: Co-Treasurer, Lisa Clarke: Secretary

Directors Present: Mary Ellen Revans, Brenda Kenney, Valerie Kaye, Bobby Jonas

The business manager/pool manager Justin Clarke is not present.

Please note: Vincent will be leaving the meeting at 8:15pm.

III. June meeting minutes approved via email

IV. Reports of officers, boards, and committees

A. Covenants-No new violations.

B. Maintenance/building and grounds: Vincent has been busy making small repairs on the property.

C. Recreation Committee: reported by Jessica-Night swim is this coming Saturday. Birch Hollow day will be August 20th with a night swim and pot luck.

D. Welcoming Committee: reported by Brenda-New meeting date to be determined. There have been 7 or 8 welcome baskets that were handed out to new homeowners. The sign that was removed from the Birch Hollow Drive entrance should be completed with repairs in the next few weeks.

E. Pool: The pool is running fine. The pool company was here to bring chemicals etc. We don't need to fill it that often anymore. Pool was not being backwashed as it should have been. Julie was not backwashing the pool like she said she was which was causing issues leading to the pool needing to be filled daily.

F. Treasurer: Check approvals

The checks approved totaled: \$9,277.74

\$236.00

\$727.60

\$6,750.00

\$98.83

\$129.50

\$44.10

\$1291.71

G. Business manager report

Justin is absent from the meeting

Please see attached manager's report

V. New business

-There is no new business to discuss at this time.

VII. Adjourned

Meeting was adjourned at 8:15pm.

These minutes have been approved by the Birch Hollow Estates board of directors.

Lisa M. Clarke

Secretary