

Minutes of the Board of Directors Meeting of the Birch Hollow Estates Property Owners Association. Held at the BHE Clubhouse 145 Jay Rd Effort, PA at 6:30pm on the 14th of September 2022.

I. COMMUNITY INPUT

- A. Board addresses Social Media use: See attached for what was addressed.
- Resident of Squirrelwood Rd asked about any information on the Trexler Boy Scout property. Jessica addressed her question that we heard they are looking for a realtor. There are petitions going around in the communities to sign if you don't want to see the property sold to developers.
 - Hector Ramirez spoke to let everyone know the Chestnuthill Regional Planning Committee meeting will be held on Thursday, 9/22/22 at 7pm in the Chestnuthill Township Municipal Building. The meeting is to discuss Regional matters/issues that impact Chestnuthill, Jackson, Eldred, Ross and Polk Townships.
 - Bob Jonas said all Community Watch signs are up and donations covered most of the cost.

II. CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:47pm

Officers Present: President-Katie Costa, Vice President-Joy Rungo, Treasurer-Jessica Zicker, Co-Treasurer-Vincent Rodriguez, Directors present: MaryEllen Revans, Brenda Kenney, Bob Jonas.

Not present: Secretary-Lisa Clarke, Director-Valerie Kaye and Managing Agent-Justin Clarke

There are 6 community members in attendance.

III. AUGUST MEETING MINUTES APPROVED VIA EMAIL ON 8/19/22

- A. Revised to remove residents' addresses 9/12/22: 3 residents requested their addresses be removed from the website minutes version. It is not against the law to include the addresses of residents speaking at a board meeting. The Board obliged all requests. Addresses remain on file in the original copy.

IV. EXECUTIVE MEETING HELD SEPTEMBER 12, 2022

- A. Personnel items: managing agent and cleaning position open and accepting resumes, approval of printer purchase, covenants violations, closing of accounts at previous bank, accountant review, revise August minutes.

V. REPORTS OF OFFICERS, BOARDS AND COMMITTEES

- A. Covenants: one repeat will get a letter that fines will start in 30 days and new one will receive a warning letter for vehicles parked overnight along the road consistently.

- B. Maintenance/Building & Grounds: Vincent reported that the pool area has been cleaned, trees have been trimmed, the gate has been painted and a donation of paint is coming in for paint inside the pool room wall.
- C. Recreation: Jessica reported they had a community yard sale last weekend, planning trunk a treat for October 30, A holiday shop is planned for November with a date to be announced.
- D. Welcoming: Brenda reported cards and a welcome gift are still being delivered to new members and Cal will be displaying some pictures in the clubhouse of the wildlife in our community. The newly refurbished Birch Hollow sign is back up at the Birch Hollow Rd entrance and the 2nd sign is down for repair and refurbishing.
- E. Pool: Jessica reported that Strand is scheduled for the end of September to close the pool and fix the leak in the maintenance room.
- F. Treasurer: Check approvals total, 6,210.04 (3 bills were overdue)
 - 1. Check Order quotes: All in favor to order 3 on a page business size checks with side tear voucher, quantity 250 for \$198.39
- G. Business Manager: From managing agent report;
 - Balance at EOD 9/14/2022:
 - Key Bank:** Money Market 160,681.49
 - Recreation: 128.46
 - Welcoming: 373.10
 - Total out: 0
 - Total in: 0
 - Wayne Bank:** 10,482.34
 - Total out: 0
 - Total in: 2,670.00
 - Awaiting deposit: 295.00
 - Total Deposits for August: 2,670.00
 - Dues Owed:
 - 2022 – 44 of 369 homes = 12,980.00
 - 2021 – 77 of 369 homes = 22,715.00

VI. NEW BUSINESS

- A. Budget Committee
 - 1. Members and meeting date: Jessica will put a post on social media account looking for volunteers. There will be 1 to 4 meetings beginning in September to review previous financial statements and create the budget for 2023. First meeting is scheduled for 9/28/22 at 6:30pm. All interested members should email BHEHOA2021@outlook.com
 - 2. BHE “to do list” for next year: all board members and committees are to compile a list of projects with estimated costs.

- B. Nominating Committee: update; Hector Ramirez will join the committee, no letters of intent as of yet.
- C. Housekeeping: Katie is requesting from to have the binder of minutes to be up to date with printed copies of both monthly meeting minutes and executive minutes and the new directors in the director log under the correct director seat number. A request for an updated book of records of property owners' names, addresses, contact information and years of dues paid from 2019+ from Justin.
- D. Printer purchase: Bob Jonas will get some quotes from Dell. Jessica gave 3 quotes. No decision has been made.

VII. ADJOURNMENT: meeting adjourned at 8:15pm

These minutes have been approved by the Board of Directors

Submitted By:

Brenda Kenney, Director

September 16, 2022

Statement from the BHE Board of Directors 9/14/2022

The BHE Board of Directors would like to take the time to address some rather derogatory and untrue allegations, assumptions, and opinions that are being posted on other Facebook pages using the Birch Hollow Estates name, which are not endorsed or monitored by the Board of Directors. Let it be said first, that the reason our official Birch Hollow Estates POA Facebook page is monitored and posts need approval is for this very reason: due to what is occurring on these other pages, as well as the Board was advised by the Association attorney to lock down social media tight. It is our responsibility as fiduciaries of the Birch Hollow POA to protect the community's name and in turn help protect the property values of our members and the safety of our residents. Slander, accusations, assumptions, and opinions tend to run wild on social media and that is what has continued to happen. At August's monthly meeting we invited any and all questions and concerns to be brought to our attention personally and not on social media. There is always a reasonable explanation and an amicable resolution to any concern. The Board has and continues to work endlessly to resolve past created issues and negligence and we are attempting to look to the future of BHE. The misinformed dialogue and slander on social media are counterproductive and does nothing but sow discord among neighbors. We are, in actuality, a good group of people if those slandering us online would attempt to actually know us and witness all the work and time we have put into BHE. Many of us did not know one another until we joined together to volunteer our time for the BHE community and we have found mutual interests and respect for one another. As always, we invite each and every resident to attend the monthly board meetings and actually witness and see what is happening. Talk with us before, during, or after the meeting. We always look forward to hearing from you, our neighbors.

Sincerely,

Birch Hollow Estates POA Board of Directors