

February 8, 2023

Birch Hollow Estates Property Owners' Association Board of Directors Meeting
Minutes of the Birch Hollow Estates Property Owners Association, Effort, PA. Held at the BHE
Clubhouse at 6:30 pm on the 8th of February 2023.

I. Community Input

There were 4 community members in attendance.

Hector Ramirez discussed the proposed fireworks ordinance that came out of the meeting of CJERP (Chestnuthill, Jackson, Eldred, Ross, and Polk) townships that he attended. According to townships, it would make it illegal to set off fireworks 150 ft from a structure or vehicle occupied or not, limit days fireworks can be discharged, as well as obtaining of permits to set off fireworks instead of creating a full ban on fireworks.

II. Roll Call

Officers present: Mary Ellen Revans- President, Valerie Kaye-Secretary, Jessica Zicker-Treasurer

Officer absent: Joy Rungo-Vice President

Directors present: Lisa Clarke, Brenda Kenney, Vincent Rodriguez

Director absent: Bob Jonas

Business Manager present: Cal Bird

III. January's Board Meeting Minutes Approved via email January 18, 2023

III. Reports of Officers, Boards and Committees / Old Business

A. Covenants: Jess – Certified letters for violations have been sent, one has been received, awaiting receipt of another. Removal of work vehicles has been done. 3 new letters will be sent out for violations regarding the condition of property with owners having fifteen to thirty days to resolve issue.

B. Maintenance/Building and Grounds: Vincent separated the wood from the asphalt from the demolished bocce court. Wood was removed, need to remove asphalt. Dumpster and machine to transport asphalt to dumpster need to be researched.

C. Recreation: No report

D. Welcoming: Brenda

The second sign should hopefully be done by the beginning of next week. The material was different than the first sign, thus the delay in refurbishing. Will be resuming welcoming committee meetings perhaps in March.

E. Pool: The Board is actively working on getting proposals for renovation of pool enclosure. Hoping to get work going by the end of the year.

F. Treasurer: Jess - Check approvals
\$ 170, \$ 150, \$225.72 \$76, \$16.26
Total: \$ 637.98

G. Managing Office Updates:

1. As of today for 2023- 169 paid lots
2. Assessment Arrears Collection Update-
2022 33 unpaid lots 2021 33 unpaid lots 2020 21 unpaid lots 2019 17 unpaid lots
2018 9 unpaid lots 2017 4 unpaid lot 2016 1 unpaid lot
3. Past Due Assessment Notices to be mailed Feb 20th
4. Thank you for donations that have been made to the Recreation and Welcoming committees by community members.

V. New Business

- A. Replacement of pool badges was discussed as there were concerns regarding cost. Looking into obtaining badges that are distinctly different as these will have lot numbers on them. Can be used for four years.
- B. The heating system was fixed today. A clogged hose was causing problems with heat. Yearly maintenance will be taking place to avoid long-term problems.
- C. Pumping of septic system- it seems our septic system has not been pumped out for at least 7 to 8 years. Jess will contact Borger Septic to verify when it was last emptied as well as to schedule an appointment for service.
- D. Raising of dues in 2024 due to increased operating costs-
Beginning discussion of needing to raise dues starting in 2024 due to increased expenses, such as the higher cost of propane, electricity, etc. Dues have not been raised since 2015. Prior to 2009, dues were at \$200. In 2009, dues increased to \$235. In 2015, dues increased to the current rate of \$295.

Adjournment at 7:02pm

Valerie Kaye
Secretary