

Minutes of the General Meeting of BHEPOA July 8th, 2026

Call to Order: President Jim Mannello called the meeting to order at 7:30 PM and a veteran member of the community led the Pledge of Allegiance. In attendance was Treasurer Greg Peters, Vice Treasurer Laurie Trocolli, Secretary Debra Gillmann, and Directors Mike Duston and Rebecca Ramirez. Also in attendance were 16 members of the BHE community.

1. **Community Input:** A member of the community informed the board (with evidence in hand) that a neighbor on Watercrest had set off M5000's on July 4th for a lengthy period of time. This repeat behavior led to the loss of a pet last year. Jim informed her that we will research what steps can be taken to address the issue. Another member of the audience stated that fireworks may not be legal in our community due to the placement of the homes etc. Several community members brought an additional complaint about an overpopulation of cats at 229 Squirrelwood Road. As per Jim, the property renter vacated and the owner did some initial clean up. The neighbors however, indicated that the trash is still a problem. There are over 50 cats present with a strong persistent odor encroaching onto neighboring properties. The immediate neighbors have made contact with the SPCA, but they are denying assistance at this time. Jim advised the audience that he will follow up with Mary Ellen in the morning, and reassured the group that we are committed to cleaning up the property and doing something about the cats. The community members will be kept posted.
2. **President's Report:** Jim let the community members know about an incident of a driver hitting the clubhouse with her car, and provided an update on next steps. Jim also provided an update on the smoking issue and informed that smoking will not be allowed on the patio, but instead on the court side. Signs will be posted and umbrellas and ashtrays will be added to the court side. A community member suggested that we offer this option in lieu of banning smoking all together.
3. **Treasurer's Report:** Greg provided handouts and provided an overview of the income statement and account balances. He advised that the bathroom renovation was included in the capital improvements amount. Laurie advised that delinquencies have increased this year by \$7,000.00 and we will be looking at ways to encourage payments. A community member asked if people are held accountable, and Greg explained the hierarchy of things when it comes to collections. A community member asked if the properties are owner occupied, and Laurie advised that it is a mix. A couple of community members asked about liens and the threat of district court, indicating that this has been successful in the past. Jim assured the audience that we are exploring all options.
4. **Secretary's Report:** Deb provided a high level overview of the items discussed at the two executive meetings held in June and July.

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5. Committee Reports:

- Recreation- Jim advised the community members that we are not allowed to charge a fee for kitchen items at this time, but instead can offer items with a suggested donation. Those donations go back into the recreation committee fund. Upcoming events are a July 14th taco night and an Aug 1st 'Jaws' movie night. Updates will be posted on Facebook.
 - Welcoming- Rebecca informed the group that we will be visiting new residents and have a brunch in the fall. She would also be happy to welcome new committee members at any time.
 - Maintenance – Mike shared recent projects such as door repairs and the addition of a ladder at the end of the pool. We purchased some solar lights and are planning to upgrade the lighting around the building and parking lot. We are also looking into installing a fence around the parking area and planning to upgrade the camera system. Our current system has 16 cameras, but the monitor is in the pump room which makes it difficult to access. We are planning to move the cameras into the office. Mike motioned the board to allow \$350.00 for camera relocation. Deb seconded the motion. Greg clarified that the procedure will be to add a monitor to the office and run a cable. Rebecca amended the motion to allow \$400.00. Greg seconded the motion. The board voted and passed the motion unanimously.
 - Nominating- Jim advised the audience that currently, we do not have much of a nomination committee. He detailed what the function of this committee is, adding that they create a ballot and make sure the election day process goes smoothly and in accordance with the bi-laws. We will work on getting a committee formed.
 - Covenants-Laurie advised the group that it's been pretty quiet with the approval of 2 fences and no other items, other than the issues brought up at tonight's meeting.
5. Old Business- Jim advised that the website has been updated with additional updates in progress. The newsletter was slightly delayed but will be mailed on or around July 20th.
6. New Business- Jim informed that we are getting quotes for a security fence and indoor air-conditioning. Rebecca reminded the group to leash dogs and pick up after them. A community member advised that the owner of the abandoned house passed away. The bank was contacted and the house has been demolished. She thanked Mary Ellen for handling this issue. A community member asked who is responsible for cutting the grass on the Watercrest median. Greg advised that it is owned by the city of Bethlehem, and that there are pipes in the ground. Jess advised that they pay the township to mow it but they don't come out regularly. Jim expressed appreciation to the homeowners that are helping to mow this area.

Adjournment- Jim adjourned the meeting at 8:46 PM.

Meeting minutes submitted by Debra Gillmann, Secretary