

DRAFT #1

Minutes

Fairway Pines at Pheasant Run HOA

Held 6:30 PM, Thurs, Sept 12, 2019 at Township Hall, C/R C and
6:30 PM, Monday, Sept 23, 2019 in C/R B

The meetings were attended by Tom Gamache, President; Rich Rickert, Treasurer; Joe Maltese, PRRMA Rep; Hadyn Notestine, Secretary; and John Miltz, Arch Review Chair. Joe Maltese was out of town on business for the 9/23/19 meeting, which was also attended by John Rickel of the Rickel Law Firm.

Financial Report - Rich

Funds on hand in savings and checking are sufficient to pay all expenses until the 2020 dues are deposited. There are no cash flow concerns.

PRRMA Report

- Roadway repair budgets:

> 2019 - \$369,000

> 2020 - \$335,000. Plan to include Summit Parkway and Pheasant View.

So the assessment to Fairway Pines will not increase for 2020, compared to 2019.

- Paving status - Contractor will be done for the year in mid-Oct.

- Sidewalk repair in 2020 will include "mud leveling" (instead of replacement) where judged practical to reduce cost.

Discussion on Whether to Foreclose on Overdue Properties

There are two properties that are significantly overdue in dues payments. For purposes of these public minutes, the properties are not here listed. The board will meet 9/23/19 with the law firm that would handle the foreclosure action to discuss possible actions.

At the 9/23/19 meeting, attorney John Rickel explained the process, the experience his firms has had with such actions, and the possible outcomes. Gamache, Miltz, Notestine, and Rickert voted to proceed with foreclosure on the two cases. Mr. Maltese, although out of town, cast his vote against proceeding with foreclosure.

500 Merion Status - The township reports that the homeowner is proceeding with complete demolition of the structure and will sell the property. No schedule is available.

Mailbox Status - The new mailboxes have all been installed, and the contractor has been paid. There is one pair that is to be relocated at the owners request; he is to pay half the cost.

Written by Hadyn Notestine, Secretary