

RYERSS HUNT HOMEOWNERS BOARD OF DIRECTORS
Annual Meeting Minutes
February 21, 2008 @ 7:00 p.m.
Exton Station Community Room

Board Members Present:

Kathy Bird, President

Greg Antonowich, Vice President

Donna Galvin, Secretary

Mike Guerra, Treasurer
Rich Lanshe, Member at Large

Call to Order

Kathy Bird called the meeting to order at 7:02p.m.

Approval of Minutes from last Annual Meeting

First order of business was the approval of the Meeting Minutes of the February 15, 2007 Annual Meeting. Motion was called, seconded and approved.

Introduction of Board Members

Kathy introduced all the Board Members and explained that each term was held for three years. Her office as President was up as of this night as well as her term of being on the board. Rich Lanshe's term on the Board was up also. She explained that there were two Board openings that needed to be filled and would be voted on this evening.

Introduction of Candidates for Board of Directors:

Greg Antonowich introduced the candidates, Rich Lanshe and George Vassil. Both George and Rich made short statements to the group.

Greg asked if there were any other candidates for this position and no one came forward. Voting will commence later in the meeting.

President's Report 2007 (more details in attachment)

Kathy reviewed several projects completed in 2007

- Ryerss Hunt Redesigned Website went live in February 2007
- An updated Neighborhood Directory was published and distributed in February 2007
- Walking Path Repairs and Drain Installation
 - Drains and bedrock installed along walking path between 1414 and 1416 Woodbank Way to quell erosion
 - Due to the wet summer, additional basin and open space cuts were needed
 - The basin located behind 1515E Woodbank Way failed and was restored to its normal working condition
- Front Entrance Improvements

There were questions regarding the front entrance improvements, drain and basin repairs. Kathy asked that questions be held until later in the meeting and that some would be answered when Mike Guerra presented the Treasurer's report.

Review of Reserve Study

Donna reviewed the Reserve Study which was completed in January 2007 and covers

The maintenance requirements (both short and long term) of the total 55 acres of open space, the 6 detention basins, the one retention basin, the walking path and the sidewalk under the power lines. The information from this Reserve Study updated that of 1999 and is the basis for the Reserve Fund that will need to be contributed to for the long term care of the open space.

Treasurer's report: Financial Review (details in attachment)

Mike presented the 2008 proposed budget, included the new section on the Reserve Fund and reviewed the Final 2007 corrected budget. He also presented a trend statement looking at the Homeowners' Annual fees compared to expenses and to the funding of the Reserves.

At this point, the floor was opened to questions.

Following is a recap of some of the comments, questions and issues:

- Who checks for weed control along the walking path, specifically the steps leading to/from Granby? The steps need to be better maintained. This is an important issue for those living on Granby Way, as the front entrance improvements do not impact them much but this is how many families get to and from each others homes.
 - We will have LCC better maintain the these steps in the spring and summer
- A homeowner requested that work be spread out over the entire neighborhood – for example – too much time and effort seems to be spent on Constitution (especially at the intersection at Woodbank Way) and not enough attention paid to other places in the neighborhood such as the front entrance and the roses near the walking path steps.
 - LCC will be notified when work resumes in the spring
- Another homeowner agreed and added that the grass and plantings under the power lines were not maintained very well and that all the new plantings should be sprayed, mulched, pruned and maintained, especially those along King Road
 - We responded that the landscaping budget would need to be drastically increased to do this. We are looking into having mulch beds installed to tie together some of the plants under the power lines. However, this is costly to do (and some of the plants are not in good shape) and increases the annual maintenance budget as yearly mulching is expensive.
- This same homeowner felt that we should maintain all new plantings, i.e., mulching trees in the fields, rather than upgrading the front entrance.
 - The Board disagreed as this would increase the annual landscaping cost dramatically and that we had replaced field trees that were not mulched, and that these did not need to be mulched and maintained as formal landscaping.
- A homeowner asked what was the bid amount and how did it fit into the budget. At this time, the discussion devolved into a shouting match at which time another homeowner questioned the Board as to why no one in the neighborhood was involved in the front entrance upgrades and that it was a capital expense (didn't we read and understand the Bylaws) and should have been voted on by 2/3 majority of the homeowners and that it cost more than was budgeted 2007. The members of the Board were then accused of fiscal irresponsibility by two homeowners
 - Bid amount was \$22K. Board response was that Greg worked with a group of homeowners for input, bids were taken, lighting was improved (most complaints to the Board had to do with poor lighting), stucco was replaced with stone (more cost upfront but would not need to be refurbished every few years), plantings were improved and overgrown trees were pruned, and sprinkler system was rerouted to better irrigate landscaping. Our interpretation of the Bylaws differed than the two homeowners and that no fiscal impropriety occurred. Mike spoke regarding capital improvements, etc. Kathy and Rich both apologized that what was meant as a positive for the neighborhood had become a divisive issue.
- The Board allowed that they could have been better in communicating the front entrance upgrades to the neighborhood and will make communication an issue for 2008.

Board Election/Votes/Results

The ballots were collected and counted including the proxy ballots the Board had received from Homeowners who could not make the meeting.

Both Rich Lanshe and George Vassil were elected to three year terms, positions to be determined at the next Board meeting.

Teri McCandless thanked Kathy Bird for her service to the neighborhood and wished her well.

Kathy Bird thanked everyone for a great year and said that she will miss being part of the group.

Adjournment

There being no further business before the Board of Directors the following motion was made to adjourn.

Motion Made By: Kathy Bird

Motion Second By: Donna Galvin

All were in favor and the motion carried.

The meeting adjourned at 8:45p.m.

Respectfully Submitted by
Donna Galvin
Submitted October 25, 2008