

# ***PRESTLEY HEIGHTS MANOR HOMEOWNERS ASSOCIATION***

Thursday, March 5, 2020 **Semi-Annual Meeting Minutes**

Collier Township Multi-Purpose Room

2418 Hilltop Road

Presto, PA 15142

## **CALL TO ORDER**

The meeting was called to order by President, Jim Alexander at 7:03 p.m.

## **ROLL CALL**

Board Members Present: Jim Alexander, David Chapman, Judy Tata and Anthony Neff and

Absent: Bill Bragle

Acri Representative, Property Manager, Diane Bargiband

Ten (10) homeowners were present at the meeting and two (2) proxies were received. Sixteen (16) homeowners present or by proxy are needed for a quorum. Therefore, a quorum was not established for the Semi-Annual Meeting.

## **TREASURER'S REPORT**

President Jim Alexander explained the difference between the two associations. The townhomes are managed by Sylvester and Associates and the single-family homes are managed by Acri Community Realty. Both associations share the common area expenses.

## **ELECTION OF NEW BOARD MEMBER – 1 SEAT**

One Board seat is open. Current Board Member Anthony Neff expressed an interest to remain on the Board and no other Candidate Profiles were received.

## **PRESIDENT'S REPORT**

President Jim Alexander welcomed the new neighbors of Prestley Heights.

## **OLD BUSINESS/OPEN ISSUES**

- It was recommended that all homeowners keep their lamp post lit from dusk to dawn for safety reasons. The Board Members try to monitor the lamp post lights.
- The Board is working with an attorney regarding dedication of the streets in the community. Either the township or the bank erroneously released the bond. The attorney is trying to get the township to take ownership of the streets, but the township will not take ownership without a bond. At the suggestion of the attorney, a petition is being signed by the homeowners of Prestley Heights asking the developer to post a bond.

## **NEW BUSINESS**

- Green space improvement has started. The hillside next to the playground was mowed and lawn treatments have been done. The playground area is a shared common area space with the homeowners of the townhomes and they will need to “chip” for the costs. Anthony has been working with the townhome homeowners and they seem willing to contribute. The Board received one quote to bring in topsoil and reseed at a cost of \$11,000 with a one (1) year warranty. Acri will try to obtain additional quotes.

- Lighting on Overlook. One quote for lighting was received at an approximate cost of \$6,400. Other options will be researched.
- 2020 Landscaping: The retention pond was weed wacked and the cost was split with the townhome homeowners. Nadik's Landscaping will continue to maintain the hillside and the right side of overlook.
- No parking signs are needed on Overlook near stop sign as there are safety issues with getting around parked cars. Acri and the Board will research options for No Parking signs.
- Upcoming community events. Julie Varnish typically runs an Easter egg hunt in the cul-de-sac by the park and volunteers are always welcome.
- It is very important that all homeowners and guests stop at all stop signs. This is a safety issue for all residents and guests of Prestley Heights.

### **OPEN FORUM**

A homeowner suggested installing an asphalt trail from Overlook up to the green space and maybe to the park. The Board will take this into consideration.

A homeowner suggested one or two- year Board Member terms in the hopes of getting more residents interested in a position on the Board. This would be a change to the By-Laws and would need a homeowner vote.

A homeowner asked what stopped the HOA from installing speed bumps. Two reasons: 1) replacement cost and 2) snow removal issues.

### **ADJOURNMENT**

A motion was made and seconded to adjourn the meeting at 7:54 p.m. The motion passed unanimously.

Respectfully submitted,

*Diane Bargiband*

Diane Bargiband, Property Manager