

SALCEDA MANOR HOMEOWNERS' ASSOCIATION
MEETING MINUTES
Via Zoom
July 12, 2021

- Call to Order:** 7:02 p.m.
- Election of Officers:** A.J. Coleman, President
Linda Uznys, Vice President
Pat Connery, Secretary xxxx
Ammar Rizki, Treasurer xxxx
Michael Cell, Director
William Chan, Director
Michelle McHenry, Director
- Also Present:** Howard Silver of Property Corporation of America
- Homeowner Issues:** Michelle McHenry – requests permission to install solar panels. Nothing to be done until roof project is completed. Policy to adopt details is pending with attorney.

Jeff Simon – questions about tree-trimming. To be discussed at this meeting.
- Approval of Prior Minutes:** June 14, 2021. Motion to accept with change by Michelle; Seconded by Linda. Unanimous approval
- President's Report:** Discussion was focused on the Website. See section below.
- Treasurer's Report:** Financial Statements through June 30, 2021, were presented by A.J. There is \$65,617 in the checking account and \$118,615 in the reserve account for a total of \$184,232. Roof loan balance is \$164,332. There was an overall review of the balance sheet and the revenue and expenditure categories.
- Website:** A.J. found a website developer. Is waiting for quote, which should be +/- \$2,500. Continuing maintenance will be on an hourly basis. Demonstration to be provided in August with it running by Labor Day.
- Stop Signs:** On hold, pending landscaping.
- Solar Panels:** On hold until roof project is settled. We don't want to do anything to roofs.
- Dec's and By-Laws:** Board agreed to update Dec's and by-laws by Tressler, LLP for \$950.00. Moved by Michelle. seconded by Linda. All approved. A.J. to contact Kathryn Formeller.
- Fence Repair Proposal:** The subject of Willow Road sound was brought up. It would take a higher fence and other materials, such as wood, to help the traffic's sound. Arborvitae was discussed as screening, but there is not enough room to plant them along the fence. It was suggested that the problem isn't something that the fences can solve; rather, it is the vibrations caused by large trucks. Some of it is caused by uneven surfaces of the road. Howard suggested that he contact our State Senator, Laura Fine, who he has a close acquaintance with, regarding possible resurfacing.

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Re: the proposal from Advanced Fence to repair damaged sections of the existing fence, it was approved to have it completed in the spring, and to add the purchase of three extra panels and hardware to store in our shed. The contract at hand is for \$1,150. Motion to approve along with ordering three extra panels, rails and hardware, not to exceed \$1,700. Motion by Linda; seconded by Michael; all approved.

[Ammar joined the meeting at 7:41 p.m.]

- Trees:** Davey Tree is scheduled for its tree removal on July 19th. Property Pros (Julio) is backlogged but will trim trees as per walk with Linda. Linda will coordinate with Julio.
- Ludwig Concrete Proposal:** Ludwig is backlogged and has been unable to get us a new proposal.
- Next Meeting:** Monday, August 9th if we receive a website proposal to review before then; otherwise it will be Monday, September 13, 2021
- Closed Session Action Items:** Receivables and prepaid assessments were reviewed. Continued discussion regarding roof and mediation. No actions are needed to be taken on the closed session items.
- Adjournment:** 8:42 p.m.