

ROSENMILLER FARM HOMEOWNERS' ASSOCIATION

BOARD MEETING MINUTES

JUNE 17, 2021

The Meeting was called to order at 3:35pm by Mr. Umland. Attendees via Zoom were Mr. Kelley, Ms. Dwyer and Mr. Umland. Mr. Lecker and Dr. Moritz joined by phone. Mr. Merino was called to another meeting and gave his proxy to Mr. Umland. Mrs. Bramble and Mr. Bross were excused.

- Our agenda was reordered so we could take action on two critical items in the event connectivity was interrupted. Mr. Umland brought up the issue of trees. There are many trees dying on the property. Some are the responsibility of the Condo Association and some will be the responsibility of the Homeowners' Association. Elmwood Tree Service was out last week to identify the trees that need to be taken down and once we have that estimate, Mr. Umland will share that with the board.
- The second item had to do with Social Memberships. We have one Social Membership in the Association – the Shorbs. The membership was extended as an accommodation, not because our Bylaws require it. Now with Chanticleer being complete and built out, there are more and more people using our trails, the playground and facilities. We need to have a position on Social Memberships, as the question has come up in the past and we have said no to Chanticleer residents wanting to individually opt in to our Association. Mr. Umland made a motion to discontinue Social Memberships and have our Association only consist of property or condo owners within the confines of the Association property. The motion was seconded and passed unanimously. Before the end of the calendar year, we will need a letter from Sherman to the

Committee Reports were submitted by Mr. Kelley, Mrs. Bramble and Mr. Merino in advance of the meeting. The minutes of the previous meeting were approved as distributed.

Treasurer's Report: We expect to be close to budget for the year, with the exception of the balance of the tennis court resurfacing. That project is complete and all in, we spent approximately \$22,500 on that, \$14,000 of which is payable in 2021. The trees may also impact the budget to some degree.

Social Committee: Mrs. Bramble wanted approval by the board to again begin social gatherings. The Board agreed and the Social Committee will think about a picnic and holiday party. There was some discussion about the Yard Sale. When the complete board is back together, we will make that an agenda item.

Grounds: The property is being worked on. Entrance signs are now being tidied up and mulched. The service road was smoothed and rolled and the trails were treated for the first time last Monday. Now that the rain has stopped, Trump Lawn and Land will begin to work on the trails. The pond is looking good. We are hoping to put off the aeration for another year if possible, given the money situation. Mr. Merino will take a water sample to Penn State Extension for testing. Mr. Trump will be asked to have his team trim the grass and kill the poison ivy at the edge of the water.

The meeting was adjourned at 4:05pm.