RFHOA BOARD MEETINGS

April 4, 2019

The meeting of the Board of the RFHOA was called to order at 4:04pm. Members present were, Wayne Umland (President), Scott Kelley (Treasurer), Kristin Bramble (Secretary), Rob Bowen, Bob Jacobs, Bob Merino, and Gena Dwyer (Sherman Property Management).

The Minutes of the January 15, 2019 meeting were approved unanimously as presented.

**Treasurer’s Report**- Scott Kelley

* Treasurer’s report was unanimously approved by the board.
* Rupert’s last payment was made.

**Legal –** Scott Kelley

* The final draft of the By-laws was presented and was unanimously approved by the board.
* Sherman will distribute a hard copy marked as “DRAFT” to RFHOA on September 1st.
* RFHOA will have one month to make comments and suggestions.
* By-laws will be put up for vote at the Annual Meeting

**Grounds Committee**- Bob Merino

* Contract has been signed with Trump.
* Tree fell on trial and Trump removed the day after they received notification.
* Light on Rosewood/Grantly was repaired but the black spines that hold the glass in place have cracks. Board unanimously agreed to replace the light if it fails.
* Light #10 on Rosewood/Oakdale is out and will need to be repaired. Must determine if it is Township or RFHOA issue.
* Trump will be surveying the grounds and itemizing projects that must be completed.
* Rochelle Black from the Farm Land Trust will be doing a walk-through week of 4/8. Grounds Committee and Board are welcomed to join.
* Aquatic Environment agreed with Penn State Extension that the pond does need an aeration system. They recommend an electric aerator verses a solar paneled. Gena will get quotes from electrical contractors on running the line. Kristin Bramble suggested having an electric outlet added for social activities and use by other contractors.
* Geese- Discussion of geese remediation. Will speak with Trump about the use of crackle.
* Playset- Has a four week turnaround time and will be ordered by Gena.
* Bob Merino said his neighbor, Ballan would be interested in the existing playset. Board agrees they can have it but must be removed prior to new set being installed.
* Bob Merino said Matt Shorb is interested in having his family’s fencing company to maintain the white split rail fencing at a discounted price. Discussion was held with regards to who is responsible for the care of the fencing. Gena will be looking into that. The board agrees that if Matt Shorb would like to market his fencing company he can do that but without the guidance of the board. We do not want to set a precedence of marketing businesses.
* Fred Rosenmiller has proposed that at his expense up to $2,500 he would like to install a stone pillar facing Grantly Road between the condo entrance and the Merino property with a Rosenmiller Farm Plaque. The Board is not opposed to the idea but want a proper proposal prepared by his attorney with diagrams, permits, easement agreements and ongoing maintenance placed in escrow. Proposal will then be up for vote by the board. This should be of no cost to RFHOA. Current plaques that were removed from the entrance of Grantly Road by Matt Shorb are in possession of the RFHOA.

**Social-** Kristin Bramble

* President Welcome Letter, Social Survey was sent to Gena 1/18

Results showed interest in picnic at pond, holiday party, kids activities. Wyndham Car parade did not have much interest.

Holiday Party has been scheduled

* December, Saturday 7th
* 6:00 to 10:00
* Country Club of York
* Hors d’ Oeuvres

Wine & Cheese- Chodroff’s hosted a Wine & Cheese on 2/2, 10 couples attended

Social Committee- will have its first meeting in April- Discus picnics, progressive dinner, cocktails on the court

Yard Sale- May 4 and 5 from 9-3. Deadline is 4/10. $20.00 (5 paid – 4 interested but not paid)

**Website**- Kristin Bramble, Wayne Umland

Board’s and Committee’s on both Woods and Farms have been updated

Audit of Sherman’s contact information, Directory and Email System complete

January 14th sent Gena updated information to use for all mailings

January 18th sent Gena mailing to send out to HOA to update contacts

* 35% Responded
* Realized that Sherman did not use updated list and therefore did not capture new residents, sent 2nd mailing, plus some ignored request.
* Had a good response from second mailing.
* Currently making phone calls.

4 Farms: Schaffer- 460 chestnut, Reads- 500 Shady Dell, Olofsson-715 Rosewood, Albright-710 Rosewood

5 Woods: Barnhart – 2019 Rosewood, Reich- 2180 Tall Oaks, Rubin- 2124 Tall Oaks, Sartalis 2051 Rosewood, Shipley- 2075 Rosewood. Wayne Umland confirmed information for Barhnart, Sartalis, Shipley is correct. Reich is an Estate and Bud Rubin passed away and should be removed.

**Concerns:** Sherman has not updated their email or mailing system with new owners even though they sent communication to me stating they did. Example, Bayliss, Hoffman, Siegal and Bramble. I received

A check on 2/22 at my old address. Sherman notified me in August that my address was changed and in Dec that the Siegal’s moved in but I’m still getting mail. Witmer’s, Smiths and Siegal’s never received first mailings. Bayliss and Hoffman received it even though they moved. Gena will straighten this out.

* Updated Contact List will be sent by 4/8.
* Will send to Sherman by 4/8 for them to update their mail merge system.
* Concerned that new neighbors will not receive Welcome Letter and no-way to track.
* Minutes Posted

**Architectural Review Committee**- Bob Jacobs

* Falci grill was approved
* Chodroff replacement of fence was approved

**Managing Agents Report**- Gena Dwyer

* Water hookup- Gena is looking into getting water hookup by the tennis courts.
* Aerators for the pond- Gena will be obtaining bids for electrical line going to pond.
* Board unanimously approved installing a porta potty at the pond from Memorial Day to Labor Day. Gena will set up.
* Gena will contract C.M.Brockmeyer for the removal of playground equipment, 2 benches, volleyball posts and replace topsoil over existing volleyball court for $2150.00 She will ask them to remove grills as well and possible reduction of price if Ballan’s take playset.
* Gena will ask Trump to set up tennis nets.

Meeting adjourned at 5:13 pm

Next meeting

May 15, 2019 at 3:30 at Sherman Property

1210 E Market St, York, PA 17403

Submitted by: Kristin Bramble