

September 10, 2020 Minutes

Rosenmiller Farm Homeowners Association Board Meeting

The meeting of the Board of the RFHOA was called to order at 3:30pm. Members present were: Wayne Umland, Kristin Bramble, Mike Bross, Mick Moritz, Bob Merino, Josh Lecker, Scott Kelley and Gena Dwyer.

Call to Order – Wayne Umland

- Josh Lecker was unanimously approved to replace Christine Kates on the board and complete her term. Josh's term will end at the end of 2021 at which time he can run for a full term.
- The Minutes of the June 18, 2020 meeting were approved unanimously as presented.

Treasurer's Report –Scott Kelley

- Discrepancy on Annual Dues/Assessments (Gena will audit)
- Water bill came in high most likely due to extra use from the wall repair
- Need to add two more categories: Walls, Entrance Signs
- Need to move the \$23,100.00 from tennis courts to Walls
- Website is over budget due to the need to replace the current site and hosting company
- We should add footnotes to show the breakdown of a number
- General Liability Insurance- change the name from Bob Merino to Gena Dyer
- Trump will be raising prices for year 2021 by 2%

Social Committee Report

- Yard Sale: Cancelled
- Summer picnic: Cancelled
- Scavenger Hunt: Karen Strine suggested doing a family scavenger hunt for October/November- Waiting for details
- Holiday Party: Social Committee would like to postpone to 2021, Board unanimously agreed
- Pumpkin Carving Contest: Board approved the contest and displaying pumpkins along walking trail. Social Committee will be required to clean up.
- Unused Social Budget-Surplus of funds will be used to make up the difference of the shortfall of the overall budget

Website

- Wayne and Kristin met virtually with Eco of York several times to design the new website.
- Website will contain:
 - Printable directory
 - Calendar with ability to RSVP
 - Link to pay bills/fees to Sherman
 - Ability to send Emails with attachments
 - Documents-minutes, committee reports etc.
 - Social network
 - Photos
- Prototype is in the testing stage
- Estimated Launch date- November

Architectural Review Committee Update

- Myers on Starcross Road- original request was denied by Architectural Review board, they did not provide shingle samples.

- Roger Calebretta- submitted for screened in porch

Grounds Committee Report – Bob Merino

Pond Outfall Remediation - Brockmeyer dug out drainage and did brush hog the area. Brockmeyer confirmed he put fabric down prior to laying the stone to prevent weeds. Trump to grade the area to the top of the swale and seed the area when the ground sufficiently dries to get his heavier equipment in there to do the job. Projected in Sept. Trump estimate \$864.

Meanwhile - Trump agreed to cut down weed growth in the area. Awaiting confirmation from Trump on the next weed cutting. **Board unanimously approved the \$864 Trump Landscaping quote for the pond outfall area grading and seeding. Bob will send Estimate to Gena for Grading and Seeding. Scott Kelly expressed that all estimates and work orders to be sent through Gena so she can follow up.**

Walking Trail - Area from Farmhouse lane to condos. In July Trump filled in eroded areas, topped with wood chips, swept and built a berm by farm entrance to help prevent further trail erosion from rain storms - no cost, incl. in grounds contract. Most erosion has been controlled up bt the farm entrance, however, erosion continues on trail between Grantley and Merino's back corner - waiting on Trump's confirmation to schedule the fill-in of this area.

The trail from the tennis court area to the Chesnut Lane entrance and through the Starcross Rd. (East Farmhouse Lane) entrance has been covered with wood chips. Small areas of erosion still occurring between Leo Keim's property and Falci's property.

Leo Keim agreed to halt dumping grass cuttings alongside the trail behind his property.

The trail into the Woods will be cleaned up as part of the Trump contract. Awaiting schedule confirmation from Trump.

Weed Control- Herbicide is sprayed about every 2 to 4 weeks per contract. Bob has asked Trump to attend to the current weed growth on parts of the trail and to have the large dead weeds weed whacked to the ground.

Tennis Courts - tennis court crack repair/resurfacing determined too expensive for this year. We hope to be able to hold prices for next year but the estimates are only good a month or two. We agreed it would be better to complete project all at once, instead of in piecemeal.

Lancaster Asphalt - \$25,950 (crack repairs \$5,250, net post reset \$7,250, resurfacing \$12,250, pickle ball lines \$250, power wash \$950)

Breneman - \$21,700 (limited crack repair \$2,200, net post reset \$4,500 - wash, refurbish & resurface \$15,000, incl. pickle ball lines).

Mick Moritz Wet IT & Forget It cleaning solution test didn't work on the court surface. Exterior Expressions did not have the proper equipment to take care of this. Trump quoted \$1,300 to power wash the courts. We need to consider whether to take on the cost of power washing the courts relative to timing of when we have the courts resurfaced. Committee's thinking is to have the courts resurfaced and not sustain the cost of power washing the old surface.

Gena will get a quote from Breneman to complete job as a whole and pay in installments over a two-year period. Possibly putting a deposit down to hold our spot.

Nets cannot be taken down due to their poor condition they would not be able to in be installed again. Need to check the Breneman quote to ensure nets are included.

Waiting on Trump confirmation on weed removal from inside the tennis court area and weed treatment of the old volleyball court area.

Play Set - this area needs mulching as old mulch is wearing down. Waiting on Trump for scheduling of mulch work on this area.

Board agreed to use trail mulch under the playset but Josh Lecker's has concerns of the quality of mulch and will review the mulch under the playset to determine if it only needs a few bags of playground mulch. He may donate the playground mulch.

Pond Aeration - Mike Bross work on an electrical quote for an electric aeration option exceeded the \$5,000 the Board has already approved for a new windmill by a few thousand dollars. Mike Bross has details. Long term the electric option more desirable as the electric option is easier to service annually and easier to replace after the 15-year useful life of the windmill/electric aerator motor. Board needs to weigh this into the final decision.

Mike Bross and Wayne Umland will contact condominium owners closest to the pond and propose tapping into their panel to run the electric for the aeration. Scott Kelly volunteered to write on a agreement if we come to terms.

Some algae is beginning to build up on the surface of the pond and more geese are starting to fly in as migration season begins which tends to dirty up the water some, but so far the algae build up is no where near as bad as last year.

Stone Wall Project - Completed by contractor and looks great. Waiting on Trump confirmation on trimming long grass along the base of the restored walls.

RFHOA Entrances - power washing completed by Trump. Looks good.

Shed - is weather worn after many years (15 years or so) of use and needs power washing or some wood repair and painting. This type of maintenance has never been done to the shed before, Sherman got us a \$1,650 quote. Waiting on more quotes from Sherman. A couple Board members suggested we replace the shed. I inspected the shed and it is still structurally sound inside and out. It just needs some cosmetic attention. Checked Penn Dutch Structures (Markets at Shrewsbury where we got the new play set from) and a new shed would cost \$3,400 - \$4,400 before tax and there would be at least a \$500 charge to deliver and take the old shed away - so at least a \$4,000 - \$5,000 new shed expense. Recommend washing, repairing and painting the existing shed.

Kevin Bramble volunteered his time to repair the shed with the help from other members. Josh Lecker agreed to help. Board unanimously approved.

RFHOA Fences - Waiting on Trump confirmation to schedule removal of 4 to 5 sections of fence from Farmhouse Lane - Starcross area, power wash the heavy tree/bush stains from the fence parts to be used and repair broken fences in visible areas along Grantley and Shady Dell. We need to confirm where to store portions of the fence and posts we do not use - the shed (?), since we will be taking out sections of fence at a time.

Bob Merino expressed that there was a miscommunication with Trump whereas he thought Trump was going to power wash the fence rails while doing the entrance signs. He is waiting for an estimate. Scott Kelly and Wayne Umland expressed that all work orders/estimates must go through Sherman so they can follow up. Mike Moritz is going to try his Wet IT & Forget It cleaning solution on the fences.

Managing Agents Report- Gena Dywer

- Light # 10 Rosewood/Oakdale. Gena will send a letter to the board for review prior to sending to Arif Golam stating that the break in the wire is a result from the landscaping that was completed when he purchased the home.
- Information for Annual Packet/meeting must be sent to Gena prior to October 1st

Nominating Committee:

- Scott Kelly and Mike Bross terms are expiring at the end of 2020, both have agreed to serve again.
- Josh Lecker will send nominating committee report to Gena for Annual Packet

Old Business:

- Entrances complete

New Business: No issues

Next meeting

Annual Meeting Preparation Meeting: Scheduled for Wayne Umland, Scott Kelly, Gena Dywer on September 17th at 1:30 at Sherman Property on 1210 E Market St, York, PA 17403

Annual Meeting Scheduled for November 5th 2020 at 7:00pm via Zoom

Meeting adjourned at 5:08

Submitted by: Kristin Bramble