**Rosenmiller Woods Condominium Association**

**Board Meeting October 15, 2020**

**Minutes**

The meeting was called to order at 3:00 PM by President Kelley. The meeting was held via video through Zoom. All board members were present except Mrs. Leedy. The minutes of the September 17, 2020 Board Meeting were accepted upon motion made by Mr. Englert and seconded by Dr. Fazio.

**Treasurer’s Report – Mr. Bross**

* Mrs. Dwyer reported on specific expense items and they are generally in line with the budget.
* Gutter replacement, masonry expenses and painting expenses were overbudget in September, but transfers from reserves for those expenses were made in October. C
* In terms of cash needs through the end of the year, we should meet all our obligations unless we get a serious snowfall in December.

**Social Committee – no report**

**Building & Grounds - Mr. Miller & Mr. Umland**

* Fall shrub trimming will begin shortly.
* No new requests for improvement projects have been received except for Mrs. Sartalis’ exterior work which will begin next year.
* Lamppost plates to cover wires and Mrs. Leedy’s light should be done by the end of next week. We still have the lamppost for the light on Grantley to receive. The lantern is in.
* A discussion on the Trump contract renewal began as part of reviewing/approving the budget. Our policy statement in the Bylaws is fine, but the wording in the Trump contract needs to be slightly revised. Mrs. Dwyer will see that it is done. Snow removal when there is only a small amount of snow will be “ordered” by Sherman upon consultation with Building & Grounds. Mrs. Dwyer will also work with Trump on equipment storage on premises. With those two caveats, the Trump contract was approved upon motion by Mr. Umland and seconded by Mr. Bross. It is a two year contract and only 2% higher than the contract we approved in 2018.

**RFHOA Update - Mr. Umland**

* We had an accident on the tennis courts due to the old repairs failing rapidly. As a result, the RFHOA board decided to expedite the repairs and resurfacing of the two tennis courts and closed them for the season.

**Managing Agent’s Report – Mrs. Dwyer**

* Nothing else to report.

**Old Business**

* Mr. Kennedy reported that Wellspan continues to be very responsive. On 10/8, all 20 fans were replaced with larger fans with a different pitch. Mr. Kennedy and Wellspan staff worked together to assess and the noise reduction is noticeable. Wellspan also discovered that Wellspan had been running all 20 fans when it was not necessary. Next Spring and Summer will be the true test.

**New Business**

* Our unsecured $50,000 line of credit at ACNB needed to be renewed if we want to keep it. The rate is Prime + ½%. Mr. Umland made a motion to renew it and Mr. Kennedy seconded the motion which passed unanimously.
* We discussed the workflow of Work Orders that are not routine (utility-type) orders. Building & Grounds and the Treasurer would like to be advised of them so there are not surprises. Emergency orders should be addressed immediately. Non-budgeted items should be reviewed by the committee and presented to the Board for approval.
* Mr. Kelley raised a very important issue. Excessive speed has been noticed more frequently on our roads; this applies to some of our residents as well as vendors and healthcare workers. We discussed how to approach this. The board approved purchasing speed limit signs and posting them at key intersections/cul-de-sacs. Mrs. Dwyer will send a letter to all residents advising them of speed concerns and asking them to advise their vendors/helpers. The speed limit will be 17mph.

Being no other business, the meeting was adjourned by President Kelley at 4:10 pm upon motion made by Mr. Umland and seconded by Dr. Fazio. The Annual Meeting of the Community will be held on 11/11/20 at 7PM via Zoom. The next meeting of the board will be on December 17, 2020 at 3PM via Zoom.

Respectfully submitted,

Wayne Umland, Secretary