

WILLISTOWN KNOLL HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
FEBRUARY 19, 2015

The February 19, 2015 Board of Directors meeting of the Willistown Knoll Homeowners' Association was held at 302 Princeton Circle, Newtown Square, PA. The following Association Board members were in attendance: Bill Horst, Vice-President; Marian Derr, Treasurer; Eileen McAnally, Secretary (via telephone); and Michael Blaustein, Director. Diane Gothard, MAMC Regional Director and Community Manager was also in attendance. Gil Brientnall was excused. Brian Nagle, Esq., McElree & Harvey, attended the meeting from 7 PM to 7:34 PM. Harrison Todd, Weichert Realty, attended the meeting via teleconference from 8 PM to 8:30 PM.

I. CALL TO ORDER

Bill Horst, Vice- President, called the meeting to order in Gil's absence at 6:53 PM.

II. ESTABLISHMENT OF QUORUM

Board members were in attendance as noted above. A quorum was established.

III. ADDITIONS TO THE AGENDA

- Republic Trash Services - Unfinished Business
- Meeting with Holly - Unfinished Business
- McElree & Harvey Invoices - New Business
- Oil Spots - Unfinished Business
- Stucco Project/Legal Counsel - Unfinished Business
- Electrical System - New Business

IV. REVIEW AND APPROVAL OF MINUTES

>MOTION made and unanimously approved the minutes from the January 27, 2015 Board Meeting.

V. OFFICER & COMMITTEE REPORTS

- President's Report - Annual Meeting will be held on April 27, 2015. Eileen will work with Diane to send out the Call for Election and Notice for the Meeting to Homeowners.
- Treasurer's Report
 - > Financial Reports - No report. The January Financials had not been received.
 - Marian asked Diane to follow-up on invoices related to the Stucco Project Consulting;

McElree & Harvey and Davey Care of Trees Invoices that were not received.

> Delinquencies - Report discussed. Estate account was discussed. Diane will follow-up with Holly Seltzer, Esq. on certain accounts.

- Landscape Committee
 - > No report.
- Property Committee
 - > Diane provided update on Homeowner ARC violation as discussed at January Meeting
- Management Report
 - > Fruh House - Diane reported on basic maintenance work that was completed.
 - > Hartford Wall Repair Work -Diane provided an update on contractors' proposals submittals.
 - > Snow Removal - Diane reported that Snow Removal Expenses as of 1/31/15 are \$33,827.50.

VI. UNFINISHED BUSINESS

- Fruh House Recording Status and Listing Agreement - Discussed. Harrison Todd, Weichart Realty participated via conference call to discuss potential marketing plan for the sale of the Fruh House.
- Springhouse Update - Michael provided update.
- Parcel 36 - Brian Nagle, Esq. provided update
- Cornerstone Letter - Response discussed. Oil Spots issue was resolved.
- 3402 and 3204/5 Stucco Work Proposals - Diane will include in March, 2015 Board Packet.
- Street Light Replacement - Diane will contact Sam Messino about obtaining an assessment report on the condition of the lampposts and community electrical system.
- Sidewalk Concerns - Diane reported that contractor will come back in the Spring to examine the sidewalks.
- Ratify Board Decisions in between Board Meetings
 - > Snow Removal Invoices - Approved
 - > 3504 Columbia Court Way - ARC approved for replacement doors and windows
- Republic Services - Diane reported that Republic will inspect oil spills in the Spring. Diane also reported that Republic does not give a refund if they miss picking up trash or recycle.

VII. NEW BUSINESS

- Annual Meeting Date - April 27, 2015
- Future Meetings Location - Not Discussed

- Invoice Approvals

> MOTION made and unanimously approved the following Landis and Seltzer invoices:

Invoice # 21479	2/2/15	\$666.00
Invoice # 21484	2/2/15	\$1,560.05
Invoice # 21485	2/2/15	\$1,726.00

> MOTION made and unanimously approved the AI Restoration Invoice #4209 for \$1,500. to be paid out of the Reserve Account.

VIII. NEXT MEETING - Thursday, March 19, 2015

IX. ADJOURNMENT

The Meeting was adjourned at 9:10 PM.

Respectfully Submitted,

Eileen McAnally
Secretary