

(These minutes have not yet been approved as of 11/9/2016)

VILLAGE OF INVERNESS
HOMEOWNERS ASSOCIATION
Open Meeting
Hershey's Mill Community Center
Monday October 31, 2016

Refreshments and socializing from 7:00 to 7:30 PM

- I. **Meeting Called to Order 7:32 pm**
- II. **Welcome New Residents** – Boyd Mackleer welcomed: Eileen 759 and Scott Burkhart 692
- III. **Approval of Minutes** of May 11, 2016 Open Meeting
- IV. **Treasurer's Report** – Tom Delaney reported the financial status as of August 31, 2016. Stated that the Replacement Reserve balance was a little over \$250,000.00, that the Village is in good shape and Bills are all paid.
- V. **Presidents Report** – Boyd provided a Master Association project update. **1. Pool Recreation Center** – Project is ahead of schedule and looks like it will be finished around March 1, 2017 and pool will open on Memorial Day. There will be a room that can be used for meetings 365 days a year. Channel 20 has donated Auto/visual equipment. **2. Sullivan House** – Sullivan House has a positive cash balance of \$14,000.00. **3. Walking Path** – Current plan is to run path from East Gate to Inverness Sign, across to Brighton. There will be an expansion basin near the 15th tee for water runoff. Some of the trees along fence, which would probably have to taken out due to decay, will need to be removed. **4.** – The **break in at Zephyr** has been determined that while owner was in the hospital someone kicked in the door and stole high priced jewelry. Because only jewelry was stolen they feel this was someone that knew the house and it is not an on going problem. **5. Security** – Home owners should provide Gate Entry Device Information as soon as possible. Gate cameras have been installed at gates to obtain both front and back of cars entering the Village. Gate sensor has been adjusted so you don't have to drive as close to the gate before it rises. **6. General Information – Disconnect Hoses** for the winter. Looking for **volunteers** that are familiar with Insurance to join the Insurance committee. Egan is doing **wood replacement and painting** at this time and should be complete by Thanksgiving. Roofs have been replaced on 729, 763, 713 and 714. These **roofs** were replaced due to fire back in 1995. JS Roofing that does our gutter cleaning will check roofs twice a year once in the spring and once in the fall to determine condition of each roof. Wilbur Amand had surgery and is doing well.
- VI. **Budget 2017-** Boyd reviewed Master Association Budget (see attached) and Inverness Budget (see attached)
- VII. **Managing Agent Report** – Jeff Bevan reported that Egan's inspection of wood damage and work should be complete by Thanksgiving. If you have woodpeckers please submit an action request. The sidewalk remediation has been completed. Please fill out Action

Request Form for any work or landscaping you would like done. Carpenter Bees seemed to be better controlled this year. Jeff has made changes to his staff with the hope to be able to provide better service and response to home owner's requests. It was mentioned that all railings are the responsibility of the home owner except for painting which is the responsibility of the Association.

VIII. Committee Reports:

Architectural – No Report

Finance – No Report

Decorations – No Report

Landscape – Maryjane Hahn reported that there are new plantings and they will be inspected on Thursday. If there are new plantings around your property please be sure to water them. Derek Stedman (708) mentioned a request made about trimming Maple Tree at the rear of his property. Boyd said this was on the Golf Course and he would follow up on that request and get back to Derek.

Maintenance – No Report

Communication – No Report

Newsletter – George Colby thanked all those that are contributing to the Newsletter.

Social – Marge Brolly shared that Eileen Isselmann and Theresa Carrone will be heading up our Christmas Party to be held on December 3, 2016 from 5:30 to 8:30 pm.

Zone Delivery – Boyd reported that Dodie Galbusera will be back up to Maryjane Hahn.

IX. Council Reports:

Tom Delaney – No Report.

Barb Atmore – Barbara thanked Roz Baker and her many helpers for a wonderful time at the Ladies Luncheon. It was a great opportunity to spend time with neighbors/friends. There were 44 Inverness Ladies that attended.

Janet Emanuel – Janet reported that a new more organized Book of the Rules and Regulations for the Inverness Village will be distributed soon. She also spoke about the Township planning for the Paoli Pike Trail. It is now in the engineering proposal phase. Township is working on getting a Bond for the Path and both Dams. There is also a \$52,500 Grant to establish a more visible East Goshen town Center from Rt352 and Boot Road on Paoli Pike.

X. Open Forum:

Barbara Gorham spoke of the problems at the East Gate when non-residents try to enter. Boyd said that it is being discussed at the Master Association to try and do something about that problem.

Russ Cullen commented on the wonderful job the Colby's are doing with the Inverness Newsletter and how much it is appreciated.

Derek Stedman asked if we could all know what trees will be taken down in reference to the walking path. Boyd explained the many discussions that have occurred in reference to the path and said he would ask Mike Neale to tag the trees that will be removed so Inverness residents could have some input.

XI. Adjournment: Meeting adjourned at 8:45 pm