

**INVERNESS VILLAGE HOMEOWNERS ASSOCIATION**  
**OPEN VILLAGE MEETING**  
**Tuesday, DECEMBER 5, 2023**  
**Community Center**  
**7:00pm**

**Minutes**

In attendance: Village Council: Ed Isselmann (President), Penny Zimmerman, Marilyn Foley, Richard Hammock, Terry Marran.  
Inverness Homeowners

**I. Welcome – Ed Isselmann**

Called to order at 7:00

Council members and new residents introduced themselves.

Bill Dinehart, #750; John Kerry #786

Upcoming Events: woodshop sale, supporting the Chester County Food Bank; holiday parade 12/9, 3pm. 12/9 Holiday gala. 12/21 Winter Solstice celebration at the community garden.

**II. Treasurer's Report – Rich Hammock**

2023 Operating Budget is about \$60,000 under budget, which will help us going forward. Reserve fund is just under \$600,000, excluding the siding project.

Budget for 2024 was mailed to all homeowners by CSK, and Rich walked through the line-item detail displayed on the screen.

Insurance – the increase to a \$10,000 deductible is expected to have minimal impact to homeowners' individual policies.

Only the Landscaping committee has a budget line item. Other committees' expenses are charged to Miscellaneous Administration.

Water is under budget, perhaps because of delayed billing.

General maintenance has gone down significantly, largely because of the siding project.

Security alarm panel: East Goshen Township has become more stringent; inspection will be paid for by the HOA; homeowners will pay for the battery replacements in the main panel (as well as in each smoke detector).

Landscaping: new contract to Shearon Environmental, at a saving of some \$25,000 over what HMLD would have charged for 2024.

Snow Removal: none in 2023, projecting \$30K for 2024.

Capital Funding is being increased as much as possible, to fund eventual roof replacement without having to do a large assessment. Approximately \$1.2million would be needed to replace 80 roofs. We don't want to spend all of the reserve on roofs; we need to allow for urgent repairs need to walkways and drainage issues.

Master Association: 1.3% increase, fairly low.

Overall, 7.9% increase, the smallest amount in the last three years.

Pie chart on expense distribution (see slide 8 of Inverness December 2023 Village Presentation.pdf, attached).

Rich opened the floor to questions

Mulch: The new landscaping contract provides for mulch every year.

Snow removal is done by Kilmac, not HMLD.

New concrete walkways: don't use salt, use calcium chloride

Alarm panel battery replacement: cost vs. quality of batteries.

Landscaping contract: Shearon Environmental is a big company, with trained employees, and we hope that we'll get better service, better response; we've already established that the cost will be lower.

### **III. Committee Reports**

In general, **requests for attention**, whether for Architecture, Landscaping, or Maintenance, **should start with a request to CSK.**

#### **A. Architectural – Mary Cairns, Chair**

Mary asked to have additional members on the committee, invited volunteers.

Once the siding is finished, the doors will be painted, with a choice of three colors; this will be dealt with after the siding project is finished (contracted for 6/30/24).

#### **B. Decorations – Barbara Harvey, Chair**

Christmas decorations were placed on the coldest day of the year. Decorations will vary by season as the year progresses.

#### **C. Maintenance – Carl Griffin, Chair**

Our houses are in much better shape, mostly due to the siding project. We still have some clogged gutters and woodpecker problems. In addition, two remaining problems: 1) drainage: some of the original pipes are starting to fail, so replacing them will be a future expense. 2) sidewalks: some houses have steps with 6x6 wood steps, some of which are rotting, and some have asphalt which is shrinking, thereby causing a trip hazard. Carl showed products he uses to do small repairs on sidewalks to avoid having to do a full replacement.

#### **D. Landscape – Barbara Crispin, Chair**

Barbara is pleased with the change to Shearon Environmental, whose employees have been trained on pruning, annual mulch. Trees: Barbara did some major projects, mostly in back yards, to prevent wet basements. Harlan Tree Service will come back in January or February (their off-season) to prune the tall trees in these cul-de-sacs: 705-714 and 754-771. Committee is open to new members, to help determine priorities for new projects.

#### **E. Social -- Bev Cella**

Christmas Gala this Saturday night. BYO. The committee will provide hors d'oeuvres and mixers.

Upcoming events - Luncheon at Tonino's, then a chili supper and a wine-and-cheese event, dates to be announced.

#### **F. Zone Delivery – Eileen Isselmann – no report.**

They will be delivering the Inverness "I" in January, and (soon!) the new Rules and Regulations.

**IV. Siding Report – Dave DeNight**

Dave reported that we have made significant progress; 81 homes have been completed. 12 homes are under construction and 16 homes remain to be painted. There will be a construction pause after 12/15, with work beginning again in February. Dave expects to see the project finished by June 30, and possibly even late spring.

Dave added that he recommended cement board as a replacement for wood where woodpecker holes have been found. He also proposed a solution for the split thresholds that some houses have.

Ed made it a point to thank the residents who make up the committees, making this such a pleasant community to live in.

**V. Questions and Answers**

**VI. Adjournment** Meeting was adjourned at 8:15 pm

Respectfully submitted,

A handwritten signature in cursive script, reading "Terry Marran". The signature is written in dark ink and is positioned above the printed name and title.

Terry Marran  
Secretary