



FRANKLIN VILLAGE COUNCIL MEETING NOTES

April 4, 9:00 AM, Malvern Rm., Community Center

In attendance: Margaret Callahan, Bob Gottschall, Jack Keeley, and Janet Burgess(CSK). (Bill Shipley absent),

Meeting called to order at 9:00, Malvern Room, Community Center.

Feb. meeting notes approved by Margaret, seconded by Jay.

Master's Association: Margaret Callahan: The Health Program spearheaded by Princeton was discussed. Still some concerns about privacy and liability. We may discuss at the May meeting. Margaret did put Princeton's forms on the web for reference.

Financial-Jay Harter: P & L through February on budget. Snow account close to budget. Since we don't have to coat the roads this year Jay will purchase a short- term CD. According to Janet Hershey's Mill snow plowing division is losing money and may go T & M for 2025.

Committee updates:

Architect Committee; Bob Gottschall: Working well with Paul Welle and the committee. Propane tanks will be approved for 200lb, 60 gal capacity and be white, and hidden by bushes or matching fence and must be approved prior with an architectural form. New Architect Guidelines will be are being finalized soon, but no reason to rush them for the May meeting.

Garage roofs, ice build-up on certain elevations and gutters were discussed. Council decided to try a gutter on 571's gutter as a test by Curt Varallo.

Landscape Committee: Bob Gottschall (Michelle Cohen): Pat Thomas recently conducted a landscape walk-around . Owners needing to rectify an issue will be informed via writing. Bob mentioned that even without a formal meeting the committee seems to be doing a good job. Still a roof leak at 574, Bachman on it. 593 (Hope Wood) having water intrusion on the front and side wall of her unfinished basement. Jack met Jerry and Dan there. Gutter and downspout and underground pipe clear. May be just the heavy rain we're having with saturated ground causing the problem. Jerry from HMLD to quote adding some soil to raise the ground level and direct water away from the foundation. Margaret will check with 561 to see if they had any water intrusion. Bob Gottschall briefed Counsel on the recent HMLD meeting. They are trying to be more organized and do a better job. They have supervisors in red vests and the workers in yellow ones. Even thinking about selling Christmas trees.

Welcome Committee: Added Marlene Houston to the list. Margaret has met with Carolyn and updated some of the forms. Also, they don't need 10 packets since that could be 2 years' worth of new owners and some of the forms could be obsolete. Margaret offered to print the copies. Still need to visit 521 and 577.



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Pool Committee: Margaret Callahan/Bill Shipley: Pool permit has been received per Janet. With Memorial Day being May 27th the pool would open officially on Sunday May 26th

Documents/Rules: Janet said the attorney was still working on the change prior to resubmitting the amendment on the deductible change.

Communication: Bill Shipley: N/A

Maintenance: Bill Shipley/Jack Keeley: Street coating can be rescheduled for next year. We will again check for new cracks in the Spring. Still looking for correct color for labels that have fallen off the mail boxes

Lights: Kevin Callahan: N/A

Old Business:

- Amendment sent back to attorney for revisions. It will be a curative amendment per Janet.
- Revision to be forwarded to Janet and Margaret prior to filing.

New Business/ Discussion Items/Agenda Items:

- Future skylight and light tunnels need to be approved by the Architectural Committee and if not installed by Bachman the owner will incur a \$480 inspection fee, to maintain our warrantee on the new roofs
- Council voted to continue gutter cleaning twice a year. Janet will schedule late enough so the flowering trees are done flowering.

May 22d agenda ideas: Gutters, garage roofs, Franklin improvements up to current.

Upcoming meetings:

- May 2d , 9AM, Community Center Ardmore Rm.
- Annual Meeting- Wednesday May 22d. 4PM (note time change)
- Margaret, Bill and Jay up for election.

Meeting adjourned at 10:15