



FRANKLIN VILLAGE COUNCIL MEETING NOTES

Jan 23d 2025; 9:00 AM, Malvern Rm., Community Center

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

Meeting called to order at 9:15, Malvern Room, Community Center.

Master's Association: Margaret Callahan:

- No MA December meeting
- North gate will be installed in March 2025
- Alarm Discussion – Marc from Security to attend our meeting to discuss different options

Financial-Jay Harter:

- We lost \$10,000 in 2024, the other was a budget surplus brought over by the auditors.
- We are commissioning a Reserve Study in 2025
- We show \$21,000 in late assessment fees (actually \$36,588 per Janet) since early payers reduced the total. Also overdue quarterly fees went up from Oct to JanReminder letters to go out ASAP
- We may have to assess based on 2024 ending figures
- Sealing the village streets is in this year's budget
- Waiting for next water bill to determine if leak was fixed

Committee updates:

Architect Committee: Bob Gottschall:

- Bob handed out the latest Architectural Committee meeting notes.
- 559 didn't like any of the current colors.
- Council discussed the optional awning colors and have approved allowing 3 different colors/styles-Green Forest, Paxton Marble and Paxton Stone. Solid Brown has been removed.



Landscape Committee: Bob Gottschall :

- Council has approved the tree quote from AC Tree which is on budget
- Tree removal/trimming will begin in February.
- Michelle has informed all owners effected

Welcome Committee:

- 599 – new owner moving in soon
- 562; 590; 531 up for sale soon

Pool Committee: Margaret Callahan/Bill Shipley:

- Water level had to be reduced

Documents/Rules: N/A

Communication: Bill Shipley : Lists up to date

Maintenance: Jack will check with Burkholder to see if we can defer sealcoating another year based on how our roads are holding up.

Lights: Kevin Callahan: n/a

Decorating Committee, Peg Wolken: N/A

Old Business:

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New Business/ Discussion Items/Agenda Items:

- Pelligrino roof leak turned in to a siding problem,

Information items:

- Council discussed the possibility of an owner being on council who didn't live in the village and agreed the docs allow that. However, a rental unit may only be rented once for a max of 2 yrs based on our Rules/Regs



- Council has a hold on Horn plumbing spending any more resources on leaks until we get the next water bill and warmer weather

Marc Frazer- Security: Marc handed out an informational packet and discussed the fact that all villages will have to change or update their security panels and smoke detectors sometime in 2026 based on new township rules. Most of our panels are obsolete and many not functioning properly. The costs can be over \$1000/home based on Vector's estimate for a monitored system plus options for reporting and maintenance.

These costs would probably mean an assessment. We should add this to the agenda for the May meeting.

Upcoming meetings:

- Next Village meeting Feb 20th at 9AM
- Budget meeting May 22d, 4 pm

Meeting adjourned at 10:50 by Jay Harter , seconded by Bill Shipley