



FRANKLIN VILLAGE COUNCIL MEETING NOTES

Feb.20th 2025; 9:00 AM, Malvern Rm., Community Center

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

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

Master's Association: Margaret Callahan:

- Jack attended in Margaret's absence.
- Much more discussion from Marc Fraser on the upcoming changes from the township in regard to the 2026 requirements for security systems.
- Marc is meeting with village councils to determine how many villages want monitored systems in order to get an accurate bid from 3-4 security company bids.
- Marc was asked to try and get the bid info to presidents prior to the May meetings to start the discussions with residents on the changes and costs.
- The council discussed the possibility of seeing if any owner has security experience however it may be of no consequence since Marc Fraser has the most experience. The Council is recommending the monitored system for security and safety based on the ages of some of our owners, especially since all our homes are attached.
- A person fell recently at Sullivan House.

Financial-Jay Harter:

- With Jay absent we discussed the Aged Owner Balances.
- The figure has dropped but is still high at \$19,617.
- CSK has sent reminders and has talked to or called those in arrears.
- 523 has met with CSK and is working on a plan to pay off the figure.

Committee updates:



Architect Committee: Bob Gottschall:

- 595 has signed a contract and a loan for Anderson Windows without Architectural approval. Anderson bid unapproved products. She will be asked to cancel the order and to get bids from companies that have approved products.

Landscape Committee: Bob Gottschall:

- During the high winds, a tree next to 526 fell on the road. Michelle approved HMLD to remove the tree and grind the stump.

Welcome Committee:

- 599 – new owner moving in soon.
- 562; 590; 531 up for sale or accepting an offer soon.

Pool Committee: Margaret Callahan/Bill Shipley:

- Metal fixtures to secure the two ladders were purchased and will be installed in the spring. Concrete where the steps are, will need to be dug up and repaired. Pool Committee thinks they are capable of managing the installation/repairs.

Documents/Rules: N/A

Communication: Bill Shipley : Lists up to date.

Maintenance: Jack will check with Burkholder in the Spring re the cracks and possibly seal coating.

Lights: Kevin Callahan: n/a

Decorating Committee, Peg Wolken:

- The \$25 from the Christmas special mentions winning to be put in decorating committee's petty cash.



Old Business :

- High Water Reading: We are waiting for the next water bill to determine if Horn needs to look for another leak.
- Margaret to call 593 and 602 to determine if basement walls are clear of moisture.

New Business/ Discussion Items/Agenda Items:

- Reserve Study - Will add the pool and storm pipes.
- 531 wants to have an estate sale which is not allowed. Will give the name of a company that helps clients downsize.
- Termite inspection due this year. Moyer will be given the contract as they bid the same cost as last year.

Information items:

- 544 will not be up for sale based on the miraculous recovery of the owner.
- Snow log through 2/11/25 is \$29,013 with an annual budget of \$30,000, with more bills coming.
- Wait till later in the year to see how the budget is b4 assessing.
- Looking for an “exceptional owner”. Send to Bruce Decker if someone is recommended.
- Note sent out regarding the “slippery white balls” spread by HMLD. We may ask Michelle to find out if there is another option.

Upcoming meetings:

- Next Village meeting April 10, at 10AM
- Budget meeting May 22d, 4 pm
- Janet to invite Marc Fraser to the May meeting.

Meeting adjourned at 10:50 by Bill Shipley, Jack Keeley