



FRANKLIN VILLAGE COUNCIL MEETING NOTES

August 14, 2025; 9:00 AM, Malvern Rm., Community Center

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

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

Master's Association: Margaret Callahan:

Margaret was out of town, but Janet gave a quick update

- Upcoming plans for the conversion to new security panels was discussed. Installation will probably less than original estimate (\$5-600) but monitoring not much less (\$25+/-)
- The MA will probably handle administrating the monitoring
- Update meeting Aug 21st

Financial-Jay Harter:

- We had to borrow from the reserve fund in March to pay bills, but OK now
- Will probably need an assessment after we get our December snow bills
- We should have the Reserve Study report next week
- Demand letters will be sent to those accounts that are in arears
- The importance of timely assessment payments will be mentioned at the November budget meeting

Committee updates:

Architect Committee: Bob Gottschall:

- We have 4 rear patios with the wood holding the berms rotting. Jack to contact Paul from Cutting Edge to get estimate to repair with stone.
- We discussed the request for a patio or deck at 562. The deck is out. A patio with pavers may be approved as have been at other locations as long as it does not surpass the end of the building. Would need an architect committee request.



- 593 still having basement moisture problems. Considering a berm to direct water away from the side wall
- 536 will have a step installed in front of the trash bin to eliminate water penetration
- 555 will have step ground down
- Dumpster at 599 was discussed. No decision

Landscape Committee: Bob Gottschall:

- Not much going on with Michelle just back

Welcome Committee:

- 562 for sale. 600, 578 and 570 for sale soon

Pool Committee: Margaret Callahan/Bill Shipley:

- Pool running smoothly with more attendees
- Bob Gottschall is recommending reversing the table area at his expense. Bob will come up with a scale drawing with Jack
- Bob also questioned why we don't have a porta potty at the pool. The maintenance and location of it was discussed, with no decision.

Documents/Rules: N/A

Communication: Bill Shipley : N/A

Maintenance:

- As soon as the weather cooperates, we will fill the new cracks.

Lights: Kevin Callahan: n/a

Decorating Committee, Peg Wolken: n/a

Social Committee: Maggie Shipley-

- Bob Gottschall asked if we could schedule an ice cream day. Bill will check with Maggie



Old Business :

- n/a

New Business/ Discussion Items/Agenda Items:

- Janet sent out a letter that owners don't need insurance that Aqua was suggesting

Information items: N/A

Upcoming meetings:

- Next Village meeting October 9th - 9AM- Ardmore Room
- Franklin Budget meeting Nov 6th, 3PM

Meeting adjourned at 10:45