

FRANKLIN VILLAGE COUNCIL MEETING NOTES

Thursday March 26th; 9:00 AM, Malvern Rm., Community Center

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

Meeting called to order at 9:10am, Malvern Room, Community Center.

Master's Association: Margaret Callahan:

- Margaret sent a summary email to Council after the last MA meeting
Main topic- security system going well. Township permitting process is slow.
- Franklin is scheduled for May/early June. Good chance it will be pushed back a bit.

Financial-Jay Harter:

- Jay started with the 3 accounts that are the most behind in payments (523,578, and 588). It was decided to send 10-day demand letters to 578 and 588.
- Jay said ytd. our financials are close to budget except for snow. We have used \$25K of the \$30 k allocated, we are receiving rebates from the MA on the new security system and that money is being credited to the snow account.
- There are 11 owners still needing to pay the \$600 assessment, but they still have till the end of the month.

Committee updates:

Architect Committee: Bob Gottschall:

- No meeting lately. Now every other month
- Margaret suggested that the Architectural and Landscape rule be updated for accuracy for 2026
- Some council members and some from Architectural members will do a walk-around as the weather allows us to determine what to do with the 4 rear walls that are deteriorating
- Bob and Jack will meet with Paul Saturday to get his estimate to reverse the end of the pool that holds the tables and chairs.
- It was decided to just document the crack near the end of the wall behind 559, as well as the leak in the garage roof.
- Bob will also research the possibility of solar on garage roofs in the village. Janet said one was recently approved in Chatham.
- A solar field for HM was also suggested. Margaret can pursue with the M A.

Landscape Committee: Bob Gottschall:

- Michelle in Fla till Spring.
- Branch pick up after the windstorm was reduced to \$375 from \$800 after Pat Thomes contacted HMLD and detailed just was needed

Welcome Committee:

- With Marlene temporarily on rehab Margaret will send out a note re the Village rules to all new owners

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Pool Committee: Margaret Callahan/Bill Shipley:

- Margaret will increase the number of volunteers that clean the pool on the summer months
- We are looking at new ladders. The concrete pads will be replaced, and we determined to use polymer to eliminate having to ground the metal one. Also to go to 4 steps.
- Jack will get a price on the AEDs from Sherry Kain that can be stored in the off-season. Bill to look into AED purchasing as well as rentals.
- Bill to look into Porta Potty for pool

Documents/Rules:

- Council felt that instead of a new declaration we changed the Architectural rules to allow “stick built” rear additions that had to be approved by the Architectural Committee.

Communication: Bill Shipley :

- Per Bill, we’ll have another phone directory out soon with all the new owners

Maintenance:

- Seal coating is scheduled for 2026.
- Jack will contact Burkholder to see who he recommends.

Lights: Kevin Callahan: n/a

Decorating Committee, Peg Wolken: n/a

Social Committee: Maggie Shipley-

- per Bill there could be a possible event at Sullivan House in April

Old Business :4

- Margaret has visited 523 reports of infestations. They will contact a service
- Gutter cleaning will be postponed till mid/to late June to avoid pollen/maple tree helicopter seeds which caused clogged gutters in 2025 and resulted in extra cleaning of clogged gutters.

New Business/ Discussion Items/Agenda Items:

- Janet will send out a reminder that dryer vents should be cleaned every other year with a couple referrals
- Bob has invited the Council to his place on the water for a future nice weather Council meeting.

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Information items:

- 576 and 578 may be selling soon. 578 needs a lot of work first, which has started

Upcoming meetings:

April 16th 9am Ardmore Room

May 12 Annual Election Meeting 4pm Community Center main room

Meeting adjourned at 10:45