

# English Meadows Property Owners Association (EMPOA)

## Board of Directors Meeting

September 16, 2009

John Mason called the meeting to order at 6:00 p.m.

Board members present: John Mason, Lori Underhill, Nancy Case, Paul Pirotta, and Pat Wysong.

Residents present: Chuck Case.

Visitors present: Paul Pratt.

### Minutes:

It was moved by Nancy seconded by Paul and passed unanimously, to approve the minutes of the August 11, 2009 meeting as prepared.

### Treasurer's Report:

Nancy presented the financial reports and listing of payments and deposits. It was moved by Pat, seconded by Lori and passed unanimously, to accept the treasurer's report as presented.

### Old Business:

Ponds – Deputy Drain Commissioner Paul Pratt presented a diagram of the proposed work for our detention ponds. The work will include buffer strips around each pond, mini waterfalls at the water entrance to each pond created by elevation changes in pond levels, and trees along Eifert Road to shade the water. He reported that they want a committee to help with selection of plants and plan to clean the catch basins this fall. He had no further information on the milfoil issue in the ponds but suggested that there might be time this fall for a chemical treatment. He had no estimate for costs which would be assessed but stated that they are planning to do the work under maintenance which has a \$5,000 per mile annual maximum without township authorization. It was further stated that the digging work would probably start in the spring of 2010. It was moved by Pat, seconded by John and passed unanimously, to form a County Drain Committee with Paul as chair and Pat as member to work with the Drain Commission office.

### New Business:

Behavior via e-mail - Paul apologized for the e-mail and no action was taken.

Motorized vehicles in common areas – This issue is to be addressed with the covenant/by-law modifications at the next regular meeting.

Land Improvement Committee – John recommended that we use Outdoor Living to seed our path areas using a hydro seeding treatment instead of sod at an approximate total cost of \$3,000. It was moved by Pat, seconded by Lori and passed unanimously, to have Outdoor Living place the hydro seeding at the optimal time for grass growth with letters to be sent, to adjacent property owners, after John obtains a date for work to commence, indicating that work is to occur and that water would help the grass grow.

Maintenance Committee – no report.

Lien status – Pat reported that a lien release has been completed on Lot #63 with no remaining outstanding liens.

Drain assessments – It is noted that a Drain at large assessment for the commons area has been received which will be included with the 2010 dues notice. The amount for the commons area will be \$18.84 per lot.

Trash pickup – it was reported that the trash pickup rates will increase November 1, 2009. John will contact area rubbish companies to obtain quotes for a 5-year contract and ask Granger about continuing the current rates for November and December so that we can make the contract follow our calendar year dues collections.

Paul stated that he is proud of the boards efforts on the ponds and reported that he will be giving \$1,000 to the association, each June, to be used towards the pond maintenance.

Next Meeting:

The next meeting was scheduled for Tuesday, October 20, 2009 at 6:00 p.m. to be held at Lori Underhill's, 5052 Haddon Hall.

Adjourn:

The meeting was adjourned at 7:20 p.m.

*Patricia Wysong*, Secretary

*NOTE: These minutes will be presented for approval at the next regular meeting.*