

Heritage Estates Annual Meeting
October 26, 2017 – 7:00 pm
Christ Lutheran Church – 5330 Logan’s Ferry Rd.

Homeowner Attendees:

Sahene, Smathers, Scimio, Slone, Fetzner, Carrick, Fetsko, DePaulo, Cenci, Lovas

Attendees by Proxy:

Salata, Earhart, Raver, Collier

I. Introductions

a. Introduction of the Board

Dino DePaulo (President)

Chad Carrick (Vice-President)

James Fetzner (Treasurer)

Susan Scimio (Secretary)

Dino DePaulo began the meeting by welcoming everyone to the meeting. The meeting was called to order at 7:00pm. Everyone introduced themselves.

Becca Sadler - Property Manager, Acri Commercial Realty, Inc.

Becca introduced herself as the new property manager as of October 2016.

Briefly reviewed her responsibilities as the property manager of HEHOA.

b. Attendance sheet- Thirteen (10 owners) signed the attendance sheet. A quorum of 23 is required, only 14 in attendance and by proxy. Quorum not met.

II. Election

No candidate forms were received prior to the meeting. One homeowner in attendance volunteered to run for the open board position. Jaime Slone was elected to the board after a unanimous favorable vote.

III. Financial Report & 2018 Budget Review

Becca Sadler reviewed the September 2017 Financial Report. As of September 30, 2017 the Total Current Assets in the Operating Fund were \$3,978. The Total Current Assets in the Reserve Fund were \$52,020. The September 30, 2017 Financial Report was previously approved by the Board of Directors.

Becca also reviewed the letter from Acri to HEHOA regarding the A/P error on the July 2017 Financials. A data entry mistake led to a payment being made for \$6,000.00 more than the correct amount due. Becca caught the error and addressed it immediately. A refund was issued within 1 week of discovery of the error and all future payments will now be approved by both the Acri Controller *and* Becca Sadler, the Property Manager to help prevent future errors.

Jim Fetzner discussed the proposed 2018 Budget:

- Slight increase in landscaping amount due to evergreens removal
- Changes to budget made to add P.O. Box fee as a line item and increase amounts for Neighborhood Events and Property Taxes
- Dino responded to homeowner question about a potential surplus at the end of the year and he said Yes, there would be a surplus

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- Vote taken to approve the 2018 Budget – Greg Sahene made a motion to approve the budget, Tim Lovas second the motion. Motion passed to approve the 2018 Budget.

Dino DePaulo reviewed the possibility of increasing the HOA fees 5% in 2018:

- Mixed bag of opinions amongst board members and homeowners in attendance. Given the fact that there has not been a single increase in dues since the inception of the HOA, Dino DePaulo noted that now would be a good time to make the first increase.
- Jaime Slone requested that additional tangible events (Movie-in-the-Park, etc.) be added to annual HOA agenda to help make the HOA fee increase more acceptable – People want to know what they are getting for their yearly HOA fee
- Dino DePaulo made a motion to increase the HOA fees by 5% in 2018. Joe Cenci 2nd the motion. Vote taken and with vote of (9) YES votes and (5) NO votes (including proxies), the motion passed to increase the HOA fees 5% in 2018.

New Maronda Homes on Harvest Drive (Not part of HEHOA):

- After an inquiry was made by Jamie Slone about the new homes on Harvest, past Barberry, and if they are part of the Heritage Estates HOA, it was noted that these homes are not part of the HOA.
- The Board had researched combining the HOA with these additional homes (which also share the name Heritage Estates), but it was far too complex and expensive to do so.
- Chad Carrick stated that homeowners on Harvest (Maronda Homes) that desire to merge with the HEHOA will need to do the necessary leg work if this type of merger will occur in the future.

IV. Association Business

a. Becca explained quote from Gallina and Sons Insurance Agency.

Quote broken down into three columns, the first two being the current insurance policy with State Farm compared to an “apples to apples” quote with Millers Mutual. The recommended quote, per Gallina, is also through Millers Mutual but it had \$25,000 in property coverage (not on current policy), \$1,000,000 less in general liability and Directors and Officers coverage, and added \$1,000,000 in Hired and Non-Owned Autos Coverage, as well as \$25,000 in Fidelity Coverage. Becca to contact Ladd Wagner Insurance Agency to obtain a quote similar to the recommended Gallina proposal.

b. Monument Sign – Dino discussed _____

c. Common Area Transfer – Dino explained that the process for transferring the Common Area is almost complete – HEHOA attorney, Lisa Burkhart, has been working on this process for many months and the deed should be transferred into the Association name before the end of the year. Updates will be posted on the website.

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- d. Pumpkin Toss will be held Sunday, October 29th – Thank You to Rebekah Yohe who volunteered her time in preparing gift baskets to be raffled off at this neighborhood event. Turners Dairy is donating drinks for kids, and food will be delivered by the North Park Lounge food truck.
- e. Halloween Night – Sardis Fire Hall sending a fire-truck to Heritage Estates at 5:45 pm, prior to beginning of Trick-Or-Treat
 - 1. Chad Carrick made a motion to donate \$200.00 to Sardis Fire Hall. Sue Scimio seconded the motion. Motion passed for HEHOA to donate \$200.00 to Sardis Fire Hall.
- f. Donation to Christ Lutheran Church – Sue Scimio made motion to donate \$75.00 to church for the use of the Church Hall for the Annual Meeting. Chad Carrick seconded the motion. Motion passed for \$75.00 donation to be made to ChristLutheran Church.
- g. Greg noted Murrysville is doing a great job with traffic/stop-sign control. Dino to contact municipality to see if a donation from the HEHOA would help to have additional stop signs added to the neighborhood.

VI. Adjourned

- a. The meeting was adjourned at 8:21pm.

Following Annual Meeting, Board re-organized the positions of Board Members and decided to have all current positions remain the same and new Board Member, Jaime Slone, will be Assistant to the Treasurer & Secretary.