

## Lockwood Chase Community Association – Annual Meeting

May 21, 2020

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### Agenda

1. Roll Call (Attendance)  
**Jim Greco, Marie Schaible, Linette Prusinowski, Mark Luksic, Matt Prusinowski  
Chris & Colleen Lotto, Elaine Scott, Tim Sellers, Danielle DiProspero, Craig & Dyandra Kelican,  
Chris Sharr, Cathy Carrigan, Patricia & Harvey Bower, Jim Kelly, David Brant, Rich Brenton,  
Kathy Azar, Walter Kuchlak**
2. Approve the minutes from May 9, 2019 Annual Meeting - **Approved**
3. Election of LCCA Board Members - **All returning members approved for 2020. Danielle DiProspero added as VP.**
  - a. President – Jim Greco
  - b. Vice President – Open (Seeking New Volunteer) – **Danielle DiProspero volunteered.**
  - c. Treasurer – Mark Luksic
  - d. Secretary – Linette Prusinowski
  - e. Operations / Social Events – Matt Prusinowski
4. Reports from Board Members (Old Business)
  - a. President / VP
    - i. New Home Sales – 1 home sold in the last 12 months with a listing price of \$640,000. – **Home prices in neighborhood continue to rise. This home was recently on the market for only a few days before going under contract.**
    - ii. Ended the easement with East Goshen Township on the land used for the sewer pump station at the bottom of Dolphin drive. LCHOA will now maintain the area on a bi-weekly basis along with all open common space. – **Determining what the next steps are with this space. It is owned by Lockwood, so we can decide as a neighborhood how we'd like to use it and maintain it. For the next year, it will be mowed on a bi-weekly basis.**
    - iii. Fixed the leak for the pond overflow drain and added an access way for future cleanout. – **Took a while to get the company here to fix drain (not a lot of companies that do this line of work). We have a monthly maintenance contract now. We're hoping that the repair to the overflow drain will help with the algae and low water levels that we're currently experiencing. However long-term future of the pond needs to be determined (discussion continued below under New Business items)**
    - iv. Pond maintenance program has been upgraded to help address algae and other issues due to recent low water levels (**see above**)
    - v. At LCHOA request, East Goshen Township conducted a traffic study on Marlin last Summer/Fall. Additionally, East Goshen Township added four speed limit

signs in the Fall. One on the west bound side of Cottonwood drive before the intersection at Trout Run and one on the East bound side after the intersection. Also, two were added in each direction on Marlin Drive. – **East Goshen’s findings from traffic study revealed that the majority of the cut through traffic is coming from the neighborhood (done via license plate study). To put speed bumps or additional stop signs in on Marlin, there would need to be approval from 60% of the homeowners – which the Board felt would be difficult to achieve. EG did add additional speed limit and watch children signs.**

- vi. PA Landscape contract extended, including front entrance seasonal plantings. – **Better contact at PA Landscape for us to work with and the communication has improved. We have extended the contract and have been pleased with results and improvements we’ve seen.**
- vii. Replacement of 2 remaining sugar gum trees/Battle of the Clouds sign painting/ front entrance sign replacement – **Will look into the replacements of the sugar gum trees in this year’s budget. Will also look to address the Battle of the Clouds sign this year. Tim Sellers volunteered to work on this. Last year the front entrance sign was repaired and repainted vs. being replaced. Will continue to monitor and address as needed.**
- viii. Miscellaneous – **Nothing additional**

b. Treasurer

- i. 2019 Expenses and Budget Review – **We’re running a deficit currently. Last year we had some unforeseen expenses - the drainage issue in common space being one of them. Overall we’re doing fine; it’s basically money in, money out (dues are covering all anticipated budget items). We have about \$40K in reserve. When considering the future needs surrounding the pond, we’ll need to consider use of money in reserve, as well as a possible impact to HOA fees (i.e. potentially raising annual fee and/or one-time fee to support specific capital expense). No decisions have been made yet. First we need to understand the cost of the pond repair.**
- ii. HOA Fees Updates (see above) **Question was asked when the last time dues were raised – Mark believes it went from \$300 to \$350 in ~2011. Hypothetical question was asked about what an increase of \$100 per home per year would do for the budget – it would basically raise the reserve by \$10K a year and put us in better position to fund capital expenses. Mark wanted to ensure all options were considered before a decision was made on how to handle the financing. More communication to come on this over the next few weeks/months.**

c. Secretary

- i. Status of changes to volunteers – **Linette suggested looking at the Pond Coordinator and Open Space Coordinator roles and seeing how they can assist with the initiatives that will be coming within the next year. Perhaps developing a committee to work on this project would be helpful.**

1. Landscaping of communal areas – The Board via email
  2. Pond Coordinator – Mary Murphy
  3. Cleanup Day – Elaine Scott
  4. Sunshine Fund/Welcoming Coordinators - Elaine Scott and Linette Prusinowski
  5. Lockwood Facebook Admin – Barb Peterson
  6. Lockwoodchase.com Admin –Barb Peterson
  7. Co-Editors, Lockwood Chaser – Mark Luksic and Mary Jo Greco
  8. Past President and Keeper of the Volleyball Net - Dianne Casper
  9. Luminaries Coordinator– Jan Justin
  10. Open Space Coordinator – Nancy Hirschle **NEEDED?**
  11. Keeper of the Lockwood tent – Mary Jo Greco
- ii. List of Contact Lists and Referral Lists – **Updated listings sent earlier this year. Welcome any additional changes or referrals at any time. Please sent to lca19355@gmail.com**
- d. Ops / Social Events
- i. Social Events Held This Past Year: - **Matt reviewed social events held over past year. Nothing happening now due to COVID-19. Plan to host a Thanksgiving Day golf event using the new green in the common space. Details will be sent this Fall.**
1. 4<sup>th</sup> Annual Eagles Tailgate
  2. Halloween Party/Parade
  3. Lockwood Holiday Event/Happy Hour (PJ Whelihan’s)
  4. Holiday Open House
  5. Home of the Sparrow Food/Diaper/Cleaning Supply Drive
  6. Keep East Goshen Beautiful/Neighborhood Cleanup Day (cancelled; neighbors asked to independently assist with clean-up efforts)
  7. Easter Egg Hunt (cancelled; but “virtual” egg hunt held instead)
  8. Summer First Friday’s (cancelled; but will bring back in 2021)
- ii. NEW in 2020: Thanksgiving Golf Tournament in Open Space
5. New Business
- a. Pond Future Needs / Restocking with fish – **The condition of the pond has deteriorated. Silt that comes in from run-off is filling it in, making the water very shallow. Water level going up and down over the years has eroded sides. It is time to consider the best strategy to address these issues and look holistically at the future of the pond.**

**It’s believed that the pond was dredged before (maybe 25 years ago). Rick Smith from EG Township advised the original intent was a wet retention basin. Lockwood can do what we want with it – maintain it as wet retention or convert it to a dry basin (dry basin needs to be able to hold water for 24-48 after large rainstorm). A recommendation and quote was received from the company that was out to fix the drain issue and to reestablish 6 ft of water in center and rebuild the sides would be**

**>\$100k. Jim is in the process of connecting with an engineering firm to get a quote on converting to a dry basin. No decision has been made at this point. This will not solely be a Board decision; rather all feasible options will be presented to the neighborhood, likely at a dedicated meeting sometime within the next few weeks/months.**

**There are 8 or 9 homes that boarder the pond that are most impacted).**

**The topic of geese was discussed again. Also discussed stocking pond with fish. Depending on what decision is made about the future of the pond, this is something that can definitely be pursued. Would not make sense to do it at this time.**

- b. **Trees on Cottonwood to be evaluated to see if any need to be treated as some are slowly losing branches. – Bringing out tree company to see if anything is needed to help the trees that are losing branches/a bit smaller than others.**
- c. **Evaluate run off drain - need for more rocks and weeding to ensure proper water flow. – Continuing to monitor. Will add rocks to ensure water flow is working properly.**
- d. **Graduates Banner – Everyone felt that this was a good idea. Pricing is about \$150. Kathy can put this together. Put up at front entrance. Linette will send out email asking people to send in names of anyone graduating from High School or College this Fall.**
- e. **Reminders – No Fireworks in the development / Watch for children and slow down now that summer is approaching / Any structural changes or property additions require board approval.**

6. Adjourn Meeting