

Lockwood Chase Community Association – Annual Meeting

May 19, 2022

7:00pm-8:30pm

Agenda

1. Roll Call (Attendance) – 7:00pm-7:05pm- *Jim Greco, Mark Luksic, Linette Prusinowski, Matt Prusinowski, Danielle DiProspero, Eileen & Ed Solarz, David Brant, Tim Sellers, Valerie & John Babinecz, Nancy Hirschle, Jen Walheim, Joe Keefer, Cathy & Kevin Ryan, Chris Lotto, Kyle & Kelly McGrath, MaryJo Greco, Laura Leyden, Elaine Scott, Patricia and Harvey Bower, Craig Kelican, Jim Kelly, Katherine Anderson, Jeff Berkes, Dan Fisher, Sean Hutchinson*
2. Approve the minutes from May 19, 2021 Annual Meeting – 7:05pm-7:10pm – **No objections/questions. Minutes from last year’s annual meeting approved.**
3. Election of LCCA Board Members – 7:10pm-7:25pm
 - a. President – Open – **Matt Prusinowski willing to fill this role if no other volunteers. There were no other volunteers, so Matt was confirmed as next President.**
 - b. Vice President – **Danielle DiProspero – Remaining in this role.**
 - c. Treasurer – Open – **Nancy Hirschle volunteered. There were no other volunteers, so Nancy was confirmed as next Treasurer.**
 - d. Secretary – Open – **Harvey Bower is willing to fill this role, if no one else volunteers. There were no other volunteers, so Harvey was confirmed as next Secretary.**
 - e. Operations / Social Events – **Matt Prusinowski – Several volunteers for this position. Proposed ideas for modifying this role to focus on common space/landscaping. Social Events could be broken out and don’t really need to be a Board position. Volunteers include: Kyle McGrath, Cathy Ryan, Jeff Berkes, Joe Keefer. No selection made during meeting. Jim and Matt to discuss and determine best way to obtain neighborhood vote to fill this role.**
4. Reports from Board Members (Old Business) – 7:25pm-7:50pm
 - a. President / VP - **Jim reviewed topics noted below.**
 - i. **New Home Sales – 4 sales in 2021 – Average Sale Prices \$660,000**
 - ii. **Storm water pipe replaced and sink hole filled in the common space by East Goshen Township**
 - iii. **Battle of the Clouds Sign – Completed – Looks great. Thanks to Tim Sellers for spearheading this project!**
 - iv. **Pond Update (2021 efforts) – High level overview on activities that took place over the last year was provided – change in grass cutting patterns, plantings, dog decoys.**

- v. Tree Work (Common Space) – Clean-up of fallen branches has increased over the last year. We're seeing more fallen tree branches as the trees in the neighborhood continue to age. We will need to allocate additional funds to this.
 - vi. Miscellaneous
- b. Treasurer
- i. 2021 Expenses and Budget Review – Mark reviewed. Fiscal year is May-April. All homeowners have paid dues the last 2 years (prior to that there was one neighbor who habitually never paid – there is still a large amount of past due dues outstanding). At least 2 homes will be going on market this year (not yet listed). All costs are going up. We may want to consider budget increase in a year or two (Mark to discuss with Nancy as they transition the treasurer role). Have had to tap into reserves for some operating expenses and legal fees for various matters over the last two years (details included in prior annual meeting minutes and budget documents). Question from Cathy Ryan – when legal fees are incurred, is that disclosed to residents? Mark explained that yes, it is disclosed via meeting minutes, and annual budget sheet. These documents are posted on Lockwood website and sent out via email annually. Questions are also welcome and should be sent to email box. Kevin Ryan has question on reserve and why it isn't used for correction of issues in common area. He feels HOA fees are quite low, relatively speaking. Also feels we should evaluate mowing contract (3 years). Matt confirmed that we will go out to bid on grass cutting services next time service contract is up.
- c. Secretary
- i. Status of changes to volunteers – Linette reviewed list of volunteers below. If anyone listed below would like to be removed from their role, please email the Lockwood inbox.
 1. Landscaping of communal areas – The Board via email
 2. Pond Committee – Jeff Berkes, Joey Keefer, Kyle McGrath, Cathy Ryan, Sally Kelly, Harvey Bower, Nancy Hirschle, Dianne Casper, Matt Prusinowski
 3. Cleanup Day Coordinator – 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. Keeper of the Volleyball Net - Dianne Casper
 8. Luminaries Coordinator – Jan Justin
 9. Keeper of the Lockwood tent – Mary Jo Greco
 10. Graduate Banner – Kathy Azar – Kathy has this year's banner and would appreciate if someone is willing to help install this at the front of neighborhood. Email Lockwood email address if willing to assist and we'll get you in touch with Kathy.

- ii. List of Contact Lists and Referral Lists- These lists are updated annually and distributed (and posted to Lockwood website) in February; however, changes can be sent to the Lockwood email address at any time. If at any time a current version of the listings is desired, email the inbox.
 - d. Ops / Social Events – Continuation of things from previous years.
 - i. Halloween Party/Parade – (Stinger)
 - ii. Easter Egg Hunt – (Kelican)
 - iii. Keep East Goshen Beautiful/Neighborhood Cleanup Day
 - iv. Summer First Fridays – May event was cancelled due to weather; looking for host for June event. July, August, September dates are covered.
 - v. Annual Eagles Tailgate – hosts change annually – email Lockwood mailbox if interested in hosting.
 - vi. Suggestions for Potential New Events?
- 5. New Business – 7:50pm-8:25pm
 - a. Proposed By Law Changes
 - i. Buyer Capital Contribution Fee – Current Board voted to implement this. New board members will work to implement.
 - ii. Automobile storage – We have had complaints about automobile and automobile part storage on driveways (these are automobiles that aren't running, parts, etc.). Board is considering modify and incorporating rule in bylaws to restrict this.
 - b. Review of Dues for November 2022
 - c. Pond Updates – Thanks in large part to Jeff Berkes for his efforts over this past year. Using HOA money, various plantings have been done around the pond. Looking to do more plantings and potentially add bench/chairs down at pond. The Pond Committee is also working to deter geese, since they directly impact the health of our pond. Kevin Ryan voiced complaint that efforts of pond committee have caused direct negative impact on his property. He'd like to see a management company hired to handle things. Cathy Ryan and Kyle McGrath both shared estimated pricing of this type of common space management service -\$200-\$400 per week. There is a home in Fairway Village that has pots out to give geese a place to nest. We will need to address this activity. Plan to send a letter to FV board as well as call and discuss.
 - i. Mowing Patterns / Fairway Village Geese / Pond Planting / Next Steps – Will table discussion regarding geese and new Board will setup a separate meeting for those that wish to be included in discussion. Modified mowing patterns will continue. The paths have been established. Joe Keefer asked whether there was any discount from landscapers for the spaces they aren't mowing. Linette noted it may arguably require more work to drive in a different pattern vs. back and forth at top speed. This can be addressed when taking service out to bid.
 - d. Runoff Drain at Marlin Drive – EGT – Township will be back to work on this.

- e. Yard Waste dumping in common areas – Lawn waste should be bagged and put out on designated days for pickup. Yard waste should NOT be carried to edge of common space woods and dumped. This has been observed on several occasions and is not acceptable, as most all common space has neighbors that back up to it. No one wants to have piles of excess debris on the edge of their property.
 - f. Tree Work (Cottonwood Trees - Lang's Treatment / Cul De Sac / Common Space) – This will be a focus in 2022/2023, as trees in the neighborhood are beginning to show their age and need maintenance to preserve and keep healthy.
 - g. 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. – Architectural request forms can be obtained from the www.lockwoodchase.com website.
6. Wrap-up and Adjourn Meeting – 8:25pm-8:30pm