

Advisory Board Meeting Minutes

Green Valley Estate Common Area Trust 6/29/88

April 26, 2022

Attendance: David Spillerman, David Hinkle, James Testerman, Jeffery Bryan, Jeffery Orner, John Jolls, Peter Champagne, Steve Wagner, Vern Busher

Not Attending: Salvatore Sottosanti, Mike Schmidt, David Mattes

SPECIAL NOTE – Our thoughts for the family Vern Busher who passed away since our last meeting.

1. The financial report was reviewed and discussed. There continues to be a few stragglers with dues payment and we continue to chase them. Cash balance – as of March 31, 2022 was \$167,842.

2. Maintenance fees for 2022 remained the same as 2021 at \$225. We billed \$135,000 at the \$225 rate and we received a large response during the discount period. We have collected \$109,475 to as of the meeting for 2022 fees. A majority of the payments were paid during the discount period.

- As of the meeting, \$11,965 in outstanding 2022 remain uncollected. Reminder notices will go out again in May (have been sent) before the late fee of \$25 hits the outstanding accounts June 1.

3. Prior Year Maintenance Fees.

- As of the meeting we have \$1,991 that have not paid their past due prior year fees; this includes 2015 – 2021.
- We have one address that belongs to an Estate with past due fees of \$1,121.11. We most likely will not be able to collect this amount as we believe that this is an insolvent estate.

4. County Real Estate Taxes have been received and paid in full for the 2022 year. Taxes for the County were \$347.

5. December 31, 2021, financials were posted on the website.

6. Projects for the balance of 2022:

- Lacrosse Nets were purchased for the Pacific Ave Playground - \$983 – they were scheduled to arrive in August. (now received) They will be installed in early September. Nets were on backorder.
- Seal coat, crack fill and stripe all basketball courts - \$4,520 – was scheduled Spring, contractor was notified 3/31/2022 to schedule the work. Cost went up slightly from last year's pricing. (has been completed)
- Repairs to the bridge at Pacific Ave was discussed at length. A high-end fix (concrete) - \$41,500 or repairs only to asphalt – approx. \$5,000. The group decided that the asphalt

solution would suffice and last long enough to provide good value. With contractor delays, the work would be scheduled for “as soon as possible”.

- The group discussed the vandalism to the posts in the shared pavilion. Keystone’s team evaluated the damage and will keep an eye on the structural safety of the building. Since the meeting a contractor has been asked to quote repair/replacement of the posts for review and approval at the next meeting.

7. Events Policies and Enforcement – Some discussion about keeping the use informal and determining suitability on a case by case basis. We’ll monitor and see if further action is needed.

8. We had asked two different contractors to review the retention pond issue and what fix would be able to improve the performance. Both contractors have said to leave it alone. Re-engineering, new land development processes and significant civil engineering/construction would be required – with no guarantee of an improvement. This would be a six-digit expense if undertaken.

9. Homeowners had reached out regarding pet waste being left on homeowner’s lawns, bags of waste being left at people’s properties, etc. We agreed to post a warning on the website before a mailing.

10. Keystone was contacted regarding items being stored in the back yard of a home on Pacific Ave. Keystone has sent a letter to the homeowner. If residents consider this to be a problem and something truly unlawful, we recommended that they contact the Township as a Codes Violation.