

Advisory Board Meeting Minutes

Green Valley Estates Trust

October 23, 2023

Location: Keystone PAM Office 875 Berkshire Blvd Suite 102, Wyomissing, Pa - tonight's meeting was through ZOOM Video conferencing due to the current COVID-19 situation.

Keystone Commercial Attendees: Kress Schwartz, Danielle Denis

Advisory Board Attendees: James Testerman, Michael Schmidt, Steve Wagner, Jeff Orner, David Hinkle, David Spillerman, Jeff Bryan, and Marie Beougher.

Absentee Board Members: , Peter Champagne, Sal Sottosanti, Chris Taylor, John Jolls, Dave Mattes. Members that did not attend were emailed the agenda and other handouts.

Items discussed:

1. Cash Balance – as of September 30, 2023, the cash balance is \$172,185.17.
2. Maintenance Fee 2023.
 - Fees remained the same for 2023 at \$225.
 - We billed \$134,975 at the \$225 rate and we received a large response during the discount period. We have collected \$117,350 after the \$25 discount to date for 2023 Fees.
 - There is \$5,375 in outstanding 2023 fees to be collected, 22 homeowners that still need to pay the 2023.
 - November 1, notices that the account will be taken to the District Justice will go out if not paid in full.
3. Prior Year Maintenance Fees.
 - We have \$4,175.56 that have not paid their past due prior year fees; this includes 2015 – 2022.
4. County Real Estate Taxes have been received and paid in full for the 2023 year. Taxes for the County were \$347. The School Taxes are approximately \$711. All taxes were paid at the discounted rate.
5. Projects for 2023:
 - Repairs made to the walking path from storm damage - \$2,300 – removed 50' x 7' of damaged asphalt on the southeast side of the bridge, replaced with fine grade and compact stone base, placed 2.5" of compacted asphalt; placed completed asphalt on the northeast side of the bridge to fortify asphalt bridge.
 - Cleared out the walking path of overgrowth this summer.
 - Cut down trees at the Grande Ave Playground

- Replaced rims and nets at the Grande Ave playground.
- Painted basketball poles at all playgrounds.
- Minor sinkhole repair off of Hill Terrace on the common ground.

6. Nikki Roman-Cruz has resigned from the Board. Her home is for sale, and she will be moving out of the development in mid-November.

7. There is no representation of the following phases:

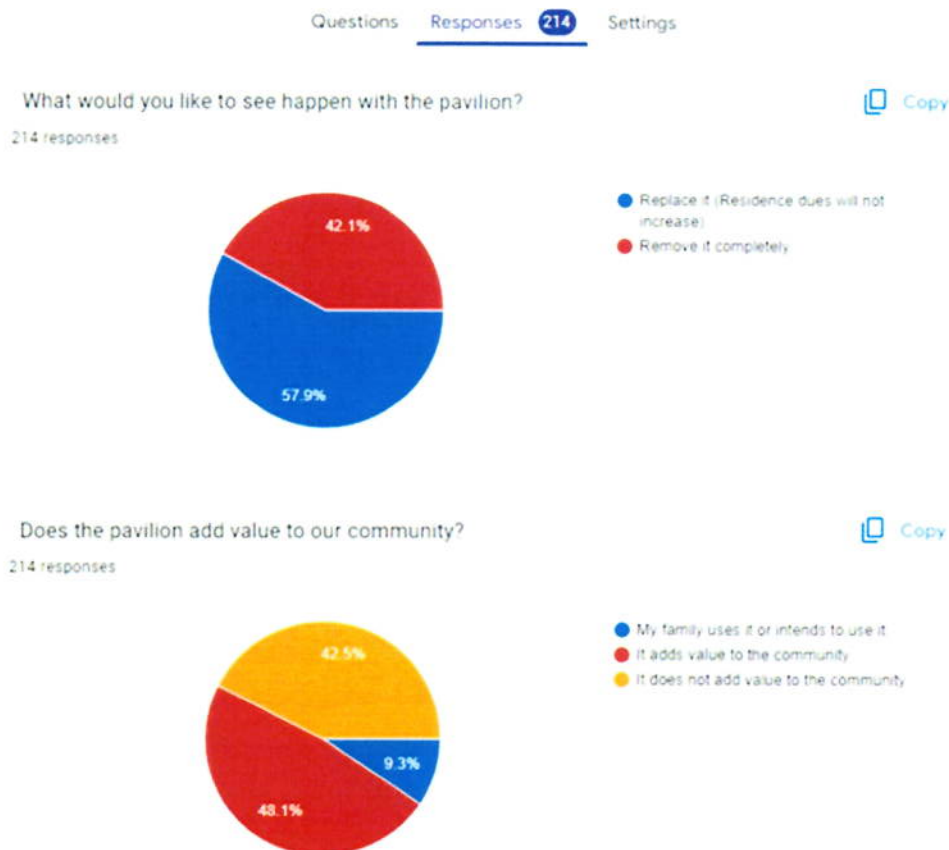
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Danielle will send out an email to homeowners in those phases looking for volunteers to serve on the Board.

8. Pavilion Survey Results are as follows:



All addresses and homeowners were verified by Danielle to ensure the homeowners were all from Green Valley and are current homeowners. We had a 35% total response rate.

The next logical step for the pavilion is to remove it, move the tables around to other areas of the development common areas, and repair the concrete pad, \$6,500. Next year we will look at the pavilion again and see if it's missed by the folks in the community and replace it if need be.

Are there folks in the community that know who is doing the damage to the pavilion, grounds, etc.? Police are not interested in policing the pavilion on private property.

Will the problem go away if the pavilion is removed? Kids causing the damage may get bored and go elsewhere. Happening after curfew. Happens every Friday and Saturday night in the summer. Pavilion attracts a certain element; area is a magnet for disaster and vandalism. Use the money for other improvements, the playground at Grande and New York needs an upgrade.

Do we have a structural issue? Does the pavilion need to be removed now or can we keep it up and wait till next season? Danielle will be checking with the contractors that made replacement bids to see if it needs to be removed immediately due to safety concerns in the upcoming snow season.

If the pavilion is replaced down the line, we should get better clamps to secure the picnic tables down to the concrete.

Letter needs to go out to the entire community, why we are taking down, costs to replace it; remove it. Address vandalism issues.

The board voted 8-1 to remove the pavilion now. One absent board member gave Danielle their vote beforehand.

9. Other items discussed:

- Gate removal off Green Valley Rd; was discussed at a prior meeting, has this been done? Removal of gate and replace with a full fence. This was not completed. Danielle is getting pricing to get this done.
- Issue with uninspected cars being parked on the Pacific Ave parking lot and left there for long periods of time. Police will not do anything as it is private property. Sign is going up, "Private Property - Cars to be towed at Owners Expense". David Hinkle did some research after our meeting and found out that the car belongs to someone in the neighborhood, and it's being put up for sale after some work is done on it. David also reached out to neighbors in the area, and they were ok with the car being left there. The car will remain on the lot for the time being.
- Cat roaming the neighborhood. Not a trust issue, Animal Control should be called.
- The question was asked if Keystone's Management Fees are increasing. It was explained that yes, they most likely will be going up as we haven't had a fee increase since the beginning of our contract with the Trustee. We are currently in negotiations with the Trustee to renew our contract.

- At the corner of the tennis court there is a tree growing; needs to be removed; far right corner.