

Advisory Board Meeting Minutes

Green Valley Estates Trust

April 24, 2024

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: Chris Taylor, John Jolls, Steve Wagner, Jeff Orner, David Hinkle, David Spillerman, and Marie Beougher.

Absentee Board Members: Peter Champagne, Sal Sottosanti, James Testerman, Michael Schmidt, and Jeff Bryan. Dave Mattes has resigned. Members that did not attend were emailed the agenda and other handouts.

Items discussed:

1. Cash Balance – as of March 31, 2024, the cash balance is \$252,753.51.
2. Maintenance Fee 2024.
 - Fees remained the same for 2024 at \$225.
 - We billed \$135,000 at the \$225 rate and we received a large response during the discount period. We have collected \$108,950 after the \$25 discount to date for 2024 Fees. As of 5/10/2024 we have collected \$110,750.
 - There is \$13,100 in outstanding 2024 fees to be collected, 58 homeowners that still need to pay the 2024. Update as of 5/1/2024 2024 uncollected fees are now \$11,300.
 - May 1st reminder notices will go out to all homeowners that have not paid their dues for 2024, late fees will be added, June 1.
3. Prior Year Maintenance Fees.
 - We have \$4,095.56 that have not paid their past due prior year fees; this includes 2015 – 2023. UPDATE as of 04/20/2024 (6) homeowners with past due fees for 2023 have had civil complaints filed with the DJ. We have collected funds for one of the properties that had funds due to the Trust since 2015. This was an Estate Property, located at 16 Colorado. Property sold at sheriff's sale. We were directed to the appropriate person and put in a claim for payment. We received payment 4/24/2024 from the Sheriff's Office in the amount of \$1,846, which reduced our past due amounts for multiple years.
4. County Real Estate Taxes have been received and paid in full for the 2024 year. Taxes for the County were paid during the discount period at \$371, a 7% increase over 2023. School Taxes will be paid in the discount period in July, approximately \$725.

5. Projects for 2024:

- The pavilion was removed in early January. We have not heard any complaints since its removal.
- Replacing another backboard and net at the Grande Blvd. playground in the next month. A backboard and net were purchased. We just replaced both backboards and nets at this playground last summer. The backboard and net were damaged and need replacement again.

6. Dave Mattes has resigned from the Board.

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. Replacement of equipment at the Grande Blvd Playground

- High swings dangerous for toddlers
- Add equipment for disabled children, swing for older children and adults with disabilities.
- Equipment for toddlers.
- Dave Hinkle volunteered to assist with planning/ideas.

9. Other items discussed:

- At the corner of the tennis court there is a tree growing; needs to be removed; far right corner. Danielle spoke with Sal, on April 26th. Tree/weed will be removed, ASAP.
- Moving picnic tables to other playgrounds throughout the development.
- Damage of the lacrosse nets; one frame and net removed due to unrepairable damage. Replaced one net on the existing frame.
- Homeowner owing court fees – should we pursue? Yes, place lien on home so that we can collect the fees if the home ever sells.
- Any new items wanted? Keystone suggested: Pickleball nets, Disc Golf, windscreens for tennis court, upgrading items at playgrounds?

10. Next Board Meeting to be scheduled for mid – late October 2024.