

Advisory Board Meeting Agenda

Green Valley Estate Common Area Trust 6/29/88

April 21, 2020

1. Cash Balance – as of March 31, 2020, the cash balance is \$71,863.45.
2. Maintenance Fee 2020. As discussed, fees were increased from \$150 to \$225 with a \$25 discount if the payment was postmarked by February 29, 2020. Invoicing for the 2020 fee increase went out in early December 2019, we billed \$135,000 at the \$225 rate and we received a large response during the discount period. We have collected \$111,000.00 to date for 2020 Fees. Approximately 522 homeowners paid at discount. There are approximately 49 homeowners that still need to pay the 2020 of which four homeowners owe \$25 for payment of the incorrect amount billed after the deadline. As of March 31, 2020, we have \$10,950.00 in outstanding uncollected 2020 maintenance fees. We will be mailing out another round of reminder notices in April.
3. Prior Year Maintenance Fees. We still have approximately \$4,255.16 that have not paid their past due prior year fees; this includes 2015 – 2019. NAI has filed liens against 3 of the 5 homeowners with the local prothonotary's office. Fees will then be collected when the home is sold. NAI has sent out approximately 20 letters in early March to try and collect these fees, the next step is to file with the District Justice to collect these past due fees. Out of the 20 letters, 7 homeowners have paid their past due fees since the letters went out. Another letter will be sent out in April.
4. County Real Estate Taxes have been received and paid in full for the 2020 year. Taxes for the County were \$330.11. The School Taxes will be \$633.07 and will be paid in July of this year.
7. Changing of Advisory Board Members. We have two new board members, Vern Bausher (phase 6) and Michael Schmidt (phase 9A)
8. December 31, 2019 Year End Financials are enclosed and are being added to the website as well.
9. Projects for 2020:
 - Rubber coated chains to be placed on all swings throughout the playgrounds
 - Procurement of 3-4 benches where needed most for the playground areas. Cement pads to secure new benches
 - Sign at Green Valley Road and Grand Blvd – working on pricing to repair and paint support structure
 - New Slide
10. Issue of people outside of the development using the soccer grounds for practice. We need to obtain a license agreement and certificate of insurance from these groups.