

**Woodledge at Whitford Hills**

**Board Meeting Minutes**

**Thursday, December 11, 2014**

**Location: Sheraton Great Valley Hotel Board Room**

**Frazer, Pennsylvania**

Present:

Lou Franzini, President

Pat Glover, Treasurer

Paul Schroeder, Secretary

Jane Wismer, Association Manager

Glen Barton, guest, website manager

1. Meeting called to order by the President at 6:00pm
2. Minutes from the November 20, 2014
* Lou makes a motion to accept the November minutes. Paul seconds the motion. The vote is unanimous and will be posted on the new website.
1. Treasurer’s Report
* Discussion about expenses, invoices, income, and cash position at year end.
* Pat reminds the board that the year-end amount in the operating account will depend on any more snow removal expenses.
* The Net Income (Loss) is expected to come in on budget with any losses covered by Previous Year Carryover.
* Any deficit in the Retained Earnings for year end 2014 as a result of the Net Income deficit this year will be offset in 2015 by adjustments to the Reserve allocations resulting from Amendment 8 and the Net Income neutrality budgeted for in 2015.
* It is estimated that the operating account balance at year-end could be about $36,000.
* Discussion about beginning the 2015 budget
* The $30,000 builder loan is still on the books. The Board’s intention is to have the outstanding amount resolved in 2015. A release letter is required from Toll for the auditor to remove it.
* Approval of bills by Treasurer
1. Sugarman for legal services for 8th amendment, responsibility chart, $570
2. Outside Unlimited for snow removal $1750
3. Rainmaker for irrigation services $150
* Lou makes a motion to accept the financial report. Paul seconds the motion and the motion is unanimously accepted.
1. New Business
* Confirming dates
1. Special February meeting - February 12, 2015 at 6:30 pm in the West Whiteland Township building.
2. Pilera message will be sent out to homeowners last week in Dec.
3. Jane offers to confirm date with West Whiteland Township
4. Jane offers to confirm date with Kevin Kelly
5. Lou handed out a tentative agenda.
6. Jane suggests PowerPoint and handouts
7. The 8th amendment is available on our web site
8. Lou suggests an informal prep meeting at his home.
9. Annual meeting - Thursday, March 26, 2015 at 6:30 pm in the West Whiteland Township building.
10. January board meeting - January 15, 2015 at the CCR offices in Exton
* Discussion about the use of Pilera as a communication tool to alert homeowners about events like snow removal.
1. Old Business
* Discussion about the need for a maintenance committee to work with the board.to develop processes and procedures for selecting contractors for maintenance
* Snow removal
1. This year the association is prepared with a trailer on site, with snow removal equipment and tools inside.
2. Adjournment
* At 7:00 pm Paul makes a motion to adjourn the meeting. Pat seconds the motion.

Submitted by:

Paul Schroeder

Association Secretary