

Penn Forest Streams Property Owners Association
Directors' Meeting Minutes August 2023

August 17, 2023 / 7:00 PM / Virtual Meeting (Zoom)

OPENING - Meeting began at 7:06 pm

- Pledge of Allegiance & Moment of Silence - for the fires in Maui
- Roll Call - **Directors Present: President-Rob Renode, Secretary-Jessica Knoll, Julie Renode, Colleen Rini, Kathy Plebani, Seth Napoli. Directors Not Present: Vice President-Matt Sulock, Treasurer-Dawn Wolset, Adam Kochanski, John Wolset.**
- Greeting – Rob - thanked everyone who pitched in and attended the annual meeting and picnic.
- Public Comment - Property owner Mario Scelsi reiterated Rob's comments on the annual meeting and picnic. He went on to ask about when the minutes would be available to which he was told within the next week or so. Mario also asked about possibly using the TV in the clubhouse to project the meetings instead of everyone crowding around Adam's laptop. Rob said that he is not opposed to the idea, but he would need assistance in obtaining the materials needed as well as actually doing the set up. Mario stated that he would be glad to help. Mario also wanted to make note that the building permits for Towamensing Trails are \$900. Property owner James Beck asked about where Cross Run Rd would intersect with Wild Creek Rd if completed all the way thorough. Rob clarified that the plan of Cross Run Rd does traverse the creek and that we are trying to think outside the box to not have to go all the way across and that Trish has all the exact info in the office and can provide it to James if he wishes. James also asked about fixing the bridge area on Wild Creek Dr. Rob replied that it is on the schedule to devise a plan for the area.
- Correspondence - Property owner, Jessica Knoll sent in email concerned about various deed restrictions being violated in the community and the opportunity to make them aware of their deed violations as well as the fact of the fees being recently increased. All noted violations have been looked into and enforcement is dealing with them. 2nd correspondence is from property owner Mario Scelsi. Various questions were asked and promptly answered by the office manager. A few minor website adjustments and updates were suggested and implemented. Rob clarified the difference between a POA like PFSPOA (budget and dues based off of all properties) and an HOA (fee paid is different on a property with a home vs a property without a home.)
- Approval of the Minutes for June 2023 - *Jessica motioned to approve the minutes as presented and posted via our website, Colleen 2nd. Motion Passed Unanimously.* Kathy questioned the 2 lots we voted in favor of selling at the June meeting. She stated that as per our bylaws, Article 6, we would need a majority vote of members in good standing to sell, and if it applies to this situation? Rob stated that it should not have been accepted as a donation and that it is not a common element, but he does have the question out to our lawyer. We are waiting to hear back. Robin asked about the story of the lots. Rob informed all in attendance that one was given to us by the fire department which is a buildable lot in which we used to collect dues on. The other lot is not buildable and was given to us by the Wargo family which is an original declarant so there were no dues paid on that lot.
- Treasurer's Report (Financials posted on website)– Rob noted that the financials are on the website and asked if there were any questions, which there were none. He also stated that we are

looking to automate a similar report as presented at the Annual Meeting.

OLD BUSINESS

- Electronic Votes since last meeting - none
- Speed Bump update – Current roadwork is all in flight. Rob is working on procuring the electronic signage next week. We will post notification on the bulletin board and other possible avenues as changes occur. A discussion ensued about how badly speed bumps are needed as well as the importance of electronic monitoring.
- Status of Leslie Lane Pool - Rob spoke with Dave and the architect is back from vacation and the plans will finally be getting stamped hopefully tomorrow. Plans will be brought to the township the week after.
- Annual Meeting (Debrief) – Rob spoke of this earlier, but Colleen noted that she needs the original bylaws document to update and post to the website.
- Crime Watch – Tom Kervic would like to pursue more on this after Labor Day and would also like to change the name to Community Watch.
- Sale of two PFS owned lots – Rob noted that he spoke of this earlier but also wanted to explain that the bylaws were written prior to the lots being procured. These are not common area lots and the lawyer is looking into the possibilities.
- Other old business?

DIRECTORS' & COMMITTEE REPORTS

1. Communications & Marketing - Colleen has nothing to report except the sign at the clubhouse is now framed out and looks fantastic.
2. Recreation - Julie reported that the picnic after the annual meeting had lots of attendees and a great turnout. Tentative schedule change of the luau from Aug 25th to Sept 3rd. Community Yard sale, Sept 9th from 9-2. Please email to be added to the map. Paint parties will start back up in the fall.
3. Pools - Seth was happy to say it was an uneventful summer that has been rolling along nicely. He would like to keep the pool open till the end of September like we did last year and will get a quote from Strand. The kiddie pool stopped leaking, the picnic tables are very nice in the pool area. Colleen asked about lounge chairs and if any were ordered yet. None have been ordered as of yet, we are possibly waiting for the opening of the other pool. It was mentioned to look into pricing now for end of year sales if the current budget allows.
4. Maintenance - John - not present
5. Asset & Project Management - none
6. Compliance & Controls – none
7. Building & Planning - Katherine reported 5 total permits issued. 1 for a deck, 1 for lot clearing of a future home site, 1 new home construction/lot clearing, and 2 yard sales.
8. Roads - Rob reported that planned roadwork has begun and will continue. If something is missing from our current roadwork plan, please contact the office.
9. Enforcement – Adam - not present
10. Operations - Collections update - Rob did not have hard numbers for this month, but an in depth update was given at the annual meeting and the numbers have only gone up from there. The slides from the meeting are on the website.

NEW BUSINESS

1. Other new business - Seth asked if there is a way we could have maintenance add a stop sign to Yellow Run Rd and Leslie Ln to make it a 3 way stop. Rob reminded all that there are 2 open positions on the board and to please reach out if interested. Property owners, Robin Wright and Danielle Wojcik both stated their interest. *Rob nominated Danielle Wojcik to fill a Board of Director position through to the next annual meeting, Colleen 2nd. Motion Passed Unanimously. Rob nominated Robin Wright to fill a Board of Director position through to the next annual meeting, Colleen 2nd. Motion Passed Unanimously.* Due to technical difficulties, Secretary Jessica Knoll will swear them in at the next meeting. Trish will contact them next week to begin the onboarding process so they are ready to go next month.

Meeting Adjourned - Motion: Colleen - 2nd: Julie at 8:53 pm