

Skippack Ridge Board of Directors Meeting

Meeting Minutes

26 October 2009

Present:

Todd Rogers (President)

Larry Giannone (Vice President)

Carrie Krentz (Treasurer)

Quan Nguyen (Secretary)

Vicki Gempp (Advisor)

Home Owners: Fran Tendall, Jennifer Roynan, Susan Jablakov

Next meeting:

January – Exact date TBD

Treasurers Report

Budget

The 2009 budget was reviewed and it was determined that we will once again run an approximated \$2000.00 deficit this year based upon the current disbursements, anticipated remaining expenditures for 2009 and homeowners dues collected.

The 2010 budget was discussed and proposed. See attached for budget details.

Based upon the cost of maintaining the existing services for the neighborhood, the board voted unanimously to raise the dues for 2010. A notice will be sent to homeowners regarding the increase.

Outstanding Dues

One homeowner still has not paid their 2009 (and 2008) dues. The homeowner has already been sent a notice requesting payment of dues and interest owed.

Landscaping Update

Tree Replacement

The replacement of the dead tree adjacent to Cooney residence at 826 Mountaintop Drive has been completed.

Tree Removal

Several dead trees on common property adjacent to homeowner's properties have been removed.

A request by the Donatallis (845 Mountaintop Drive) to remove additional dead trees was received. The board has decided to defer the removal of these trees for the future.

Entrance Area

All improvements to the gazebo area have been deferred given the current budget shortfall. Estimate for the following will be sought and added to a long range plan for improvements:

- Cleaning and repair of the gazebo area and fence will be sought
- Replacement of the entrance sign
- Replacement of the landscape lighting

For the time being, Larry will continue to replace/repair existing landscape lighting as best as possible.

Other Business

Backyard Changes

A request was made by David Marks for landscaping changes to his yard. None of the changes that he has proposed require approval by the board. The board has responded to the Marks to proceed with their plans in accordance with township rules.

No Solicitation Signage

Signage has been purchased and will be hung shortly at the entrance of the neighborhood.

Hunting on Skippack Ridge Open Property

Several homeowners have observed hunters hunting on the common property off Perkiomen Creek Road. The board will purchase signs and post this area clearly to prevent hunting on our common property. If you should notice hunters hunting in the area, please call the state police dispatch in Skippack at 484-250-7600.

Updated Neighborhood Directory

A resident has requested an updated neighborhood directory. Fran Tendall has volunteered to send a request for information out to residents and compile a neighborhood directory. This is to be used by residents only and is completely optional as to whether homeowners wish to be listed in the directory.

Resignation of Vicki Gempp

Due to the impending sale of their home, Vicki has offered her resignation to the board. As a result, the board under the by-laws has unanimously appointed Fran Tendall to the board to take Vicki's position. Fran has accepted and will serve on the board until a new officer is elected during the annual elections and takes office in June.

The board thanks Vicki for her years of service as an officer.