



**MALVERN
HUNT**

Board Meeting
May 13, 2008

President Barry Walsh called the meeting to order at 9:15a.m.

Attending:

Barry Walsh, President
Lou Franzini, Vice President
Theresa Campbell CCR Management

- Minutes of the March 12th and April 17th Board meetings were reviewed. Lou introduced a motion to accept the minutes, Barry seconded the motion and the minutes were unanimously approved.

Financial Update:

The Board reviewed the financials as of April 30th 2008.

There was a discussion regarding paid insurance. Theresa explained the reconciliation of insurance as to what has been paid for 2008 and explained how much has been refunded from the prior insurance company. The Board was satisfied that the funds have been reconciled.

There was a discussion concerning the receivables. Lou noted that the actual amount owed totaled \$4033.

There was a discussion concerning the services of attorney Bob Hoffman and the Board agreed to move any account in collections totaling 5 accounts to the law firm of Tupitza and Bryman. Jennifer Hulnick will service these accounts. The Board will review Jennifer's work to determine if she should service the Association's receivables going forward.

Theresa advised that the 2007 audit has not been completed and she will follow-up for a status update.

Lou introduced a motion to accept the 4/30 financials, Barry seconded the motion and the financials were unanimously approved.

Old Business:

- **Update Cutler Complaint:** Lou advised that he and Barry met with Jim Tupitza on 5/12 to review the Preliminary Objections filed once again by Richard McBride attorney for The David Cutler Group. It was agreed that some of the objections raised would be answered with others that would be unanswered as Jim was to write to the judge. The objections raised by McBride relate to the Declaration and Covenants that were written by McBride and were questioned as to why they were not filed with the complaint. The Board and attorney Tupitza

felt the objections were frivolous and the objections raised were an effort to delay the case. Year to date the HOA has spent \$4000 of the budgeted \$15,000 for this matter. Lou explained that in a conversation with Jim Tupitza, Jim noted that probably the remaining \$11,000 will be spent this year with the majority of expenses relating to depositions.

- **Rules and Regulations:** Theresa explained that she has reviewed the document and has noted questions for review. It was agreed that Theresa and Lou would review the questions raised for clarification before sending to legal for review. Lou requested Theresa to ask Steve Sutton for a quote to review the document. The Board is concerned with year to date legal expenses and would like to know up front the cost for legal review.
- **Williams Protest:** Lou advised that he and Barry would be meeting with the Williams/Transco Project Team on 5/14 to discuss the Sentinel Pipeline Project and will include details of the meeting at the Annual Meeting.
- **Stop Sign Malvern Hunt Way:** Board advised the Township to proceed with the sign. The Township will be posting a public notice.

New Business:

- **Annual Meeting Presentation:** The Board reviewed the presentation for the Annual Meeting. The format was accepted.

Contractor Review:

- **Front Entrance Lightening:** Theresa advised that Shearon will begin the installation within 2 weeks.
- **Tree Replacement:** Pros Services installed the 5 trees but awaiting the water bags before payment for the bill. The water bags were in place as of 5/16.
- **Tot Lot Mulch:** Theresa advised that both lots would be mulched within 2 weeks by Shearon. Board discussion was held to get the tot lots inspected. It was agreed to get the tot lots inspected.
- **Masonry Proposal Entrance Walls:** The bid for \$2800 was reviewed and for now put on hold due to budget constraints.

ARC/ Violation Review:

- Board agreed to provide an answer by the 22nd of May for a homeowners satellite dish request .
- A homeowner Bilco door with staircase was reviewed. Barry submitted to ARC with a May 18th deadline. Carmine responded approving the request. Awaiting response from 2 ARC members.
- Basketball Backboards reviewed letter from homeowner expressing a complaints with portable units in the street and on lawns. Barry and Lou agreed to immediately implement the regulation drafted for the new R&R and Theresa agreed with the recommendation. Lou will post a message on the website and Theresa will mention at the Annual Meeting.
- Theresa to inspect a property because the front and rear property specifically the front because the growth is beyond reasonable and acceptable.

Barry introduced a motion to adjourn the meeting Lou seconded the motion and the the meeting was adjourned at 11 a.m.

Minutes submitted by:

Louis M. Franzini, Vice President