

WARMINSTER HEIGHTS HOMEOWNERSHIP ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
June 11, 2019

**BOARD OF DIRECTORS PRESENT:**

George Martin, Chairperson  
William Emsley, Vice-Chairperson  
Patrick Mattes, Vice-Treasurer  
Samira Davis, Secretary  
Denise Chilton-Colon  
Jose Quinones  
Rose Russell  
Kermitta Wiedemann

**EXCUSED:**

Nancy Mayer, Treasurer

**MANAGEMENT PRESENT:**

John Boyle, Managing Director  
Pete Croak, Maintenance Director  
Rita Hrin, Office Manager  
Rachel Flanagan, Administrative Assistant

**CALL TO ORDER:**

The Regular Meeting of Warminster Heights Home Ownership Association was called to order by Chairperson Martin at 7:00 p.m.

A quorum was established.

**PLEDGE OF ALLEGIANCE:**

**BUDGET 2019/2020:**

Budget review of July 01, 2019 to June 30, 2020 Budget: George Martin presented the upcoming budget for Regular and Family housing line by line. Mr. Martin stated that there will be a \$15.00 increase for Carrying Charges for regular housing that will be effective on August 1, 2019. There were questions and discussions.

**SECRETARY REPORT:**

Samira Davis presented the minutes from the May 14, 2019 Board of Directors Meeting for approval.

Samira Davis asked if there are any omissions, additions or corrections to the minutes.

A MOTION WAS MADE BY SAMIRA DAVIS TO ACCEPT THE MAY 14, 2019 MINUTES AS PRESENTED;  
SECONDED BY ROSE RUSSELL. MOTION CARRIED BY A VOTE OF 8-0-1. GEORGE MARTIN ABSTAINED.

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**TREASURERS REPORT:**

**Approval of Regular Housing Bills List:**

Patrick Mattes presented the Regular Housing Bills List for Board Approval.

A MOTION WAS MADE BY PATRICK MATTES TO APPROVE THE REGULAR HOUSING BILLS LISTS IN THE AMOUNT OF \$613,488.58; SECONDED BY WILLIAM EMSLEY. MOTION CARRIED BY A VOTE OF 8-0-0.

**Approval of Family Housing Bills List:**

Patrick Mattes presented the Family Housing Bills List for Board Approval.

A MOTION WAS MADE BY PATRICK MATTES TO APPROVE THE FAMILY HOUSING BILLS LIST IN THE AMOUNT OF \$116,481.65; SECONDED BY KERMITTA WIEDEMANN. MOTION CARRIED BY A VOTE OF 8-0-0.

Patrick Mattes presented the shared expenses from Family Housing to Regular Housing in the amount of \$83,353.80.

Patrick Mattes stated the Membership Equity is \$8,711.38.

**WELCOME NEW MEMBERS:**

There are no new members to welcome.

**SCHOLARSHIP:**

Geraldine Adams stated that there was a donation of \$500 being turned into the scholarship fund. The donation is from her husband's company. Gerri Adams also stated there is now \$13,452 in the scholarship fund.

**PUBLIC COMMENT:**

Sandra Heebner of 16 Findley. Sandra stated that the roots from a tree is going up the house. Pete responded he is talking to the tree guy.

Clara Colville of 6 Holt. The electric lights are still flickering in the Kitchen. Pete responded that he will come and check it out tomorrow. Clara stated that her neighbor has a fish tank in the front yard and the yard is starting to smell. John Boyle stated that a letter has gone out to the neighbor.

Charlene Rogers of 18 Luther. Charlene stated that a house down the street has the same size pool as her and drains the pool every two weeks because they don't use chemicals in the pool. Pete responded that he is planning on going on pool inspections this week.

Kathleen McGrean or 8 Tompkins. Kathleen asked when the electric company and the tree guy will be out because of the roots clogging up the pipes. Pete responded that they are waiting for the contractors.

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Florence Fox of 9 Holt. Florence stated that the tree near her house is near wires and could be dangerous. Pete stated that he will be out to look.

Crystal Cronk, 80 Jamison Street. Crystal stated that the Bathroom is still leaking. John Boyle stated that there have been multiple plumbers out there and no one can find the leak. Crystal also had an issue with a pool permit from the township. It cost \$450 to get a permit for a pool. George Martin stated that we will look into it.

Karen Mattes, 7 Rush Street, asked when you had to get a permit. George Martin answered that it is in compliance with Warminster Township rules and Warminster Heights is a part of Warminster Township.

**COMMITTEE REPORTS:**

**Finance/Budget:**

A MOTION WAS MADE BY PATRICK MATTES TO ACCEPT THE 2019/2020 REGULAR HOUSING BUDGET WITH A \$15 INCREASE IN CARRYING CHARGES; SECONDED BY ROSE RUSSELL. MOTION CARRIED BY A VOTE OF 7-1-0. SAMIRA DAVIS OPPOSED.

A MOTION WAS MADE BY PATRICK MATTES TO ACCEPT THE 2019/2020 FAMILY HOUSING BUDGET; SECONDED BY ROSE RUSSELL. MOTION CARRIED BY A VOTE OF 8-0-0.

**Fundraisers:**

Was read during the Scholarship section.

**Membership/Relocation:**

Rita Hrin stated that Management recommends the following applicant(s) for approval.

Malgorzata Dabrowska- 2 Bedroom Regular- Purchasing 103 Jamison St.

Rita Hrin stated that Management recommends the following member for approval for relocation from a 2 bedroom regular housing to a three bedroom regular housing:

Rafki Selmi, 13 Mercer Street.

A MOTION WAS MADE BY ROSE RUSSELL TO APPROVE THE MEMBERSHIP/RELOCATION APPLICANTS LIST; SECONDED BY PATRICK MATTES. MOTION CARRIED BY A VOTE OF 8-0-0.

**Building Rental:**

Kermitta Wiedemann stated that as of today there is \$9,741.41 in the rental fund. There have been inquiries about Graduation Parties. Kermitta Weidemann stated that people are asking if alcohol will

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ever be permitted in the building when they rent for a party. George Martin stated that will never happen.

**Auxiliary:**

Nothing

**WHDC:**

Annette Page stated that there will be a Back to School Fair on August 17, 2019. Please consider donating. The children will win raffle tickets which they can exchange for school supplies.

**MONTHLY REPORTS:**

**Housing Reports:**

None

**Maintenance Directors Reports:**

Patrick Mattes asked if there was a new company that is backing up for emergency calls. Pete Croak responded yes, we are using Nelson when Don Quinn is not working.

**Family Housing Report:**

None

**Managing Directors Report:**

None

**Solicitors Report:**

None

A MOTION WAS MADE BY PATRICK MATTES TO ACCEPT ALL THE MONTHLY REPORTS AS PRESENTED; SECONDED BY KERMITTA WEIDEMANN. MOTION WAS CARRIED BY A VOTE OF 8-0-0.

**Unfinished Business:**

None

**New Business:**

George Martin stated that the board will be taking nominations for our annual election starting at our July board meeting.

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Denise Chilton-Colon will be the Judge of Elections.

**EXECUTIVE SESSION:**

None.

**Board Comment:**

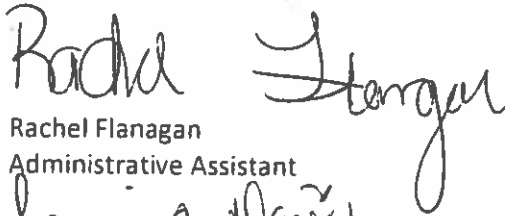
William Emsley stated that if there is a maintenance issue in your house; please call the office to put in a work order, if not satisfied contact John Boyle before you come to the board. If you are able to do yourself, please do this will cut down on costs. Please follow proper procedures.

**ADJOURMENT:**

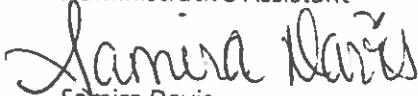
A MOTION WAS MADE BY GEORGE MARTIN TO ADJOURN; SECONDED BY JOSE QUINONES. MOTION CARRIED BY A VOTE OF 8-0-0.

Meeting adjourned at 8:54 p.m.

Respectfully submitted,



Rachel Flanagan  
Administrative Assistant



Samira Davis  
Secretary, WHHOA Board of Directors

