

WARMINSTER HEIGHTS HOMEOWNERSHIP ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JULY 9, 2019

BOARD OF DIRECTORS PRESENT:

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

EXCUSED:

Patrick Mattes, Vice-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 7:01 P.M.

A quorum was established.

PLEDGE OF ALLEGIANCE:

JUDGE OF ELECTIONS:

WHHOA NOMINATIONS:

Denise Chilton-Colon the Judge of Elections stated that there are 3, 3 year seats on the WHHOA Board of Directors and 2, 3 year seats on the WHDC Board of Directors..

Denise Chilton-Colon opened up nominations for WHHOA Board of Directors.

Florence Fox, 9 Holt Terrace, nominated Judy Langley, 46 Van Horn Drive. Judy Langley accepted the nomination.

John Lipinski, 34 Potter Street, nominated Michael Page, 17 Adams Avenue. Michael Page accepted the nomination.

Kermitta Wiedemann, 28 Evans Street, nominated Samira Davis, 46 Evans Street. Samira Davis accepted the nomination.

Nancy Mayer, 8 Dean Street, nominated Andrea Jones, 23 Ferry Street. Andrea Jones accepted the nomination.

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Annette Page, 17 Adams Avenue, nominated Catherine Martin, 39 Adams Avenue. Catherine Martin accepted the nomination.

Denise Chilton-Colon closed the nominations for the WHHOA Board of Directors. She stated that nominations will be accepted in the August and September WHHOA Board of Directors regular meeting; no nominations will be accepted at the Annual Elections on September 26, 2019.

WHDC NOMINATIONS:

Denise Chilton-Colon stated that there are 2, 3-year seats on the WHDC Board of Directors.

Denise Chilton-Colon opened up the nominations for the WHDC Board of Directors.

Annette Page, 17 Adams Avenue, nominated Nancy Trappler, 7 Grier Street. Nancy Trappler accepted the nomination.

Denise Chilton-Colon closed the nominations for the WHDC Board of Directors.

SECRETARY REPORT:

Samira Davis presented the minutes from the June 11, 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 JUNE 11, 2019 MINUTES AS PRESENTED; SECONDED BY WILLIAM EMSLEY. MOTION CARRIED BY A VOTE OF 7-0-1. NANCY MAYER ABSTAINED.

TREASURERS REPORT:

Approval of Regular Housing Bills List:

Nancy Mayer presented the Regular Housing Bills List for Board Approval.

A MOTION WAS MADE BY NANCY MAYER TO APPROVE THE REGULAR HOUSING BILLS LISTS IN THE AMOUNT OF \$600,451.60; SECONDED BY KERMITA WIEDEMANN. MOTION CARRIED BY A VOTE OF 8-0-0.

Approval of Family Housing Bills List:

Nancy Mayer presented the Family Housing Bills List for Board approval.

A MOTION WAS MADE BY NANCY MAYER TO APPROVE THE FAMILY HOUSING BILLS LIST IN THE AMOUNT OF \$156,160.90; SECONDED BY DENISE CHILTON-COLON. MOTION CARRIED BY A VOTE OF 8-0-0.

Nancy Mayer presented the shared expenses from Family Housing to Regular Housing in the amount of \$52,557.22.

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Nancy Mayer stated the Membership equity is \$8,728.80.

WELCOME NEW MEMBERS:

Rose Russell welcomed the following new members to our community: Corrie Torres (not present), Lyudmyla Jmeniak (not present).

PUBLIC COMMENT:

Judy Langley of 46 Van Horn asked how many regular houses do we have? John Boyle Responded 598. Judy Langley also asked how many Family houses do we have? John Boyle responded 100. Judy Langley asked how many of the units are vacant? George Martin advised Ms. Langley to make an appointment with John Boyle. Lastly Judy Langley asked why we are cutting trees down instead of trimming them back. George Martin responded that if a tree cause death, injury, or damage it needs to be taken out.

Laurel Heebner, 10 Findley Terrace, asked if there was an update with the pools since last board meeting. William Emsley stated that it is business as usual. If you have a pool already you are good to go. If you are putting a new pool in you need to go the office for approval and township for a permit.

Annette Page , 17 Adams Avenue, asked what about her collapsible pool. If it is the same pool it can be taken down and put back up. Mrs. Page wanted to know if she would need to go through the township. John Boyle stated no, as long as everything is up to date and the pool is put in the same place.

Curtis Cronk, 80 Jamison Street, stated that the Meeting Minutes should be put on the website was there ever a vote for it. George Martin stated that we will see what we can do but remember that the minutes are a month behind and John Boyle will handle. Mr. Cronk stated that there are a lot of residents parking in street. George Martin responded that the streets are owned by Warminster Township; call the police.

COMMITTEE REPORTS:

Finance/Bid:

None

Fundraisers:

Geraldine Adams stated that there was a \$10 donation to the fund and thanked the resident for donating.

Geraldine also stated the recipient of the scholarship sent a thank you card and read the card out loud for all to hear. The amount in the funds at this point is \$13,564.62.

Membership Relocation:

Rita Hrin stated that the Management Office recommends the following applicants for approval:

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Ginger Pearsall- Add-on Co-Owner 6 Adams Ave.
Maribel Bautista- 2 Bedroom Regular Housing
Matthew Hauser- Add-On Co-Owner 9 Baird St.

A MOTION WAS MADE BY DENISE CHILTON-COLON TO ACCEPT THE APPROVED APPLICANT LIST RECOMMENDED BY MANAGEMENT FOR APPROVAL; SECONDED BY ROSE RUSSELL. MOTION CARRIED BY A VOTE OF 8-0-0.

Building Rental:

Kermitta Wiedemann stated as of July 9, 2019 there is \$9,742.52 in the fund and \$200 of that will go back to the last party a couple of weeks ago.

Denise Chilton-Colon asked when the auditorium was going to get painted. Kermitta Wiedemann responded within the next two weeks.

Auxiliary:

Nothing

WHDC:

Annette Page stated that the Back to School Fair will be August 17, 2019 starting at 11:00 a.m. and will be Carnival themed. All donations will be accepted; drop off at Management Office.

MONTHLY REPORTS:

Housing Reports:

None

Maintenance Directors Reports:

Rose Russell asked Pete if the gutter cleaning is part of the 2018-2019 budget. Pete Croak responded yes.

Family Housing Report:

None

Managing Directors Report:

George Martin asked about foot patrol from the police. John Boyle stated that it is a volunteer position, and they come when an officer signs up. They are also down manpower right now.

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Solicitors Report:

No action

Unfinished Business:

None

New Business:

None

EXECUTIVE SESSION:

None

Board Comment:

George Martin stated that residents should be mindful of Fireworks. Certain fireworks are legal but not within 150 feet from a structure. Don't do anything that is illegal.

ADJOURNMENT:

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

Meeting adjourned at 7:32 p.m.

Respectfully submitted,


Rachel Flanagan
Administrative Assistant


Samira Davis
Secretary, WHHOA Board of Directors.