

Warminster Heights Home Ownership Association, Inc.
Board of Directors Meeting
January 14, 2020

BOARD OF DIRECTORS PRESENT:

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

MANAGEMENT PRESENT:

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

OTHER:

Todd Savarese, Solicitor

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:

SECRETARY REPORT:

Samira Davis presented the minutes from the December 10, 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 DECEMBER 10, 2019 MINUTES AS PRESENTED; SECONDED BY WILLIAM EMSLEY. MOTION CARRIED BY A VOTE OF 8-0-1. Samira Davis abstained.

TREASURERS REPORT:

Approval of Regular Housing Bills List:

Rose Russell presented the Regular Housing Bills List for Board Approval.

A MOTION WAS MADE BY WILLIAM EMSLEY TO APPROVE THE REGULAR HOUSING BILLS LISTS IN THE AMOUNT OF \$297,974.51; SECONDED BY KERMITTA WIEDEMANN. MOTION CARRIED BY A VOTE OF 9-0-0.

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Approval of Family Housing Bills List:

Rose Russell presented the Family Housing Bills List for Board Approval.

A MOTION WAS MADE BY KERMITTA WIEDEMANN TO APPROVE THE FAMILY HOUSING BILLS LISTS IN THE AMOUNT OF \$98,131.73; SECONDED BY WILLIAM EMSLEY. MOTION CARRIED BY A VOTE OF 9-0-0.

Rose Russell presented the shared expenses from Family Housing to Regular Housing in the amount of \$86,407.61

Rose Russell stated that the Membership Equity Is \$8,860.52.

WELCOME NEW MEMBERS:

Laurel Heebner welcomed the following new members:

Jasmin and Jonathan Rosado – 105 Downey Drive - Present

PUBLIC COMMENT:

Charlene Rodgers, 18 Luther Street, asked if there was any way to move the public comment down further on the agenda. There was further discussion, and was decided there will be one public comment, which will be number 12 on the agenda.

COMMITTEE REPORTS:

Finance/Bid:

None.

Fundraisers:

Geraldine Adams stated that Designer Bag Bingo will be on May 3rd, 2020. Geraldine asked for \$2,000 from the fund to help with the event.

Membership Relocation:

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

William Becker- 1 Bedroom Regular
Miguel Muniz- 1 Bedroom Regular- Purchasing share 7 Ulmar St.
Jaqueline Hernandez- 2 Bedroom Family Housing
Tiffany Wooler- 2 Bedroom Family Housing

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A MOTION WAS MADE BY WILLIAM EMSLEY TO ACCEPT THE APPROVED APPLICANTS LIST RECOMMENDED BY MANAGEMENT FOR APPROVAL; SECONDED BY ROSE RUSSELL. MOTION CARRIED BY A VOTE OF 9-0-0.

Building Rental:

Kermitta Wiedemann stated that there is \$10,396.67 in the account. Kermitta stated the fund next month will reflect the amount taken out for the chairs. Kermitta thanked Bill Emsley for staying at the repass so she could leave.

Kermitta Wiedemann also asked where the funds come from to fix the Ice Machine? Rita Hrin responded that 50% from Auxiliary and 50% from Rental.

WHDC/ Auxiliary:

Annette Page stated that that tickets for the Pot of Gold will be on sale at the office as well as February 1st-10th and March 1st-10th. Drawing will be on March 10, 2020.

Annette Page thanked Pete for getting the door fixed and the ice machine fixed.

MONTHLY REPORTS:

Housing Reports:

None

Maintenance Directors Reports:

George Martin asked about the heaters. Pete Croak responded so far so good. Pete Croak stated that it is usually the flame sensor.

George Martin asked about whether the salting was on us or the township. Pete Croak responded both. Rita Hrin responded that the invoice was sent to Warminster Township for reimbursement.

Family Housing Report:

None

Managing Directors Report:

William Emsley stated there are actionable items for executive session.

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Solicitors Report:

Todd Savarese stated that it was asked if a Board member can receive compensation. Mr. Savarese read the Article from the By-laws. There was further discussion. George Martin said to think about it and there will be further discussion.

A MOTION WAS MADE BY WILLIAM EMSLEY TO ACCEPT ALL THE MONTHLY REPORTS AS PRESENTED; SECONDED BY ROSE RUSSELL. MOTION CARRIED BY A VOTE OF 9-0-0.

Unfinished Business:

None

New Business:

A MOTION WAS MADE BY ROSE RUSSELL TO APPROVE INFORMATION PROVIDED BY WILLIAM EMSLEY, 29 EVANS STREET FOR ANOTHER 1/2 BATHROOM IN LAUNDRY ROOM AND NEW BATHROOM WITH MODIFICATIONS SECOND FLOOR; SECONDED BY LAUREL HEEBNER. VOTE WAS CARRIED OUT BY A VOTE OF 8-0-1. William Emsley abstained.

EXECUTIVE SESSION:

Meeting was adjourned at 7:31 p.m. for Executive Session.

Meeting was called to order at 8:31 p.m. for continuation of the meeting.

No action has been decided.

Board Comment:

Kermitta Wiedemann stated she has seen dog poop all over the community. Kermitta asked if a notice can be sent out telling people to pick up after their dog.

William Emsley made an apology to the board in regard to the Holiday Luncheon. William stated that it was not meant to leave anyone out and apologizes if anyone felt left out.

ADJOURNMENT:

A MOTION WAS MADE BY WILLIAM EMSLEY TO ADJOURN; SECONDED BY CATHERINE MARTIN. MOTION CARRIED BY A VOTE OF 9-0-0.

Meeting adjourned at 8:40 p.m.

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Respectfully submitted,



Rachel Flanagan
Rachel Flanagan
Administrative Assistant

Samira Davis

Samira Davis
Secretary, WHHOA Board of Directors.