

Warminster Heights Home Ownership Association, Inc.  
Board of Directors Meeting  
February 11, 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  
Susan Ellison, Catapult Learning

**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:**

**Catapult Learning:**

Susan Ellison from Catapult Learning came and spoke with the board and residents about the new school on Van Horn Drive. Susan Ellison stated that this school is for special education for children in grade 7-12. There will be about 30 students attending. The students will not be allowed out of the building, and will be bused to school, so traffic will not be affected. There was further discussion where residents asked questions. Ms. Ellison stated that the school opening is April 14, 2020 and they will be using 60% of the building.

**SECRETARY REPORT:**

Samira Davis presented the minutes from the January 14, 2020 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 JANUARY 14,2020 MINUTES AS PRESENTED;  
SECONDED BY WILLIAM EMSLEY. MOTION CARRIED BY A VOTE OF 9-0-0.

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**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 \$317,783.21; SECONDED BY KERMITTA WIEDEMANN. MOTION CARRIED BY A VOTE OF 9-0-0.

**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 \$35,049.66; 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 \$63,265.79

Rose Russell stated that the Membership Equity is \$8,878.24.

**WELCOME NEW MEMBERS:**

No New Members

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**COMMITTEE REPORTS:**

**Finance/Bid:**

A MOTION WAS MADE BY CATHERINE MARTIN TO ACCEPT THE CONTRACT WITH EISNER AMPER (AUDITORS) FOR JUNE 2020-2021 AT NO INCREASE AND IN 2022 A \$500.00 INCREASE; SECONDED BY DENISE CHILTON COLON. MOTION CARRIED BY A VOTE OF 9-0-0.

**Fundraisers:**

Charlene Rodgers stated that she withdrew \$2,000 from the bank account for the designer bag bingo, and there is \$11,592.90 in the bank account. The designer bag bingo will be held on May 3<sup>rd</sup>, 2020.

**Membership Relocation:**

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

Cecili Galan- 2 Bedroom Regular  
Johnny Ball- Add on Co-owner 43 Elmwood Ave.  
Gennadii Kabychenko- Add-on co-owner 18 Evans St.

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Kristal Quinones- 2 Bedroom Family Housing

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

A MOTION WAS MADE BY CATHARINE MARTIN TO APPROVE A \$2,000.00 EQUITY LOAN FOR TIFFANY WOOLER RECOMMENDED BY MANAGEMENT FOR APPROVAL; SECONDED BY ROSE RUSSELL. MOTION CARRIED BY A VOTE OF 9-0-0.

**Building Rental:**

**WHDC/ Auxiliary:**

Annette Page stated that the Pot of Gold is going on now. The proceeds benefit the children. Annette Page stated she took \$300.00 out of the Account and is returning it now.

**MONTHLY REPORTS:**

**Housing Reports:**

None

**Maintenance Directors Reports:**

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George Martin asked about the main waterline at 86 Downey Drive. Pete Croak responded that it was WHHOA's line.

**Family Housing Report:**

None

**Managing Directors Report:**

None

**Solicitors Report:**

A MOTION WAS MADE BY CATHERINE MARTIN TO ACCEPT ALL THE MONTHLY REPORTS AS PRESENTED; SECONDED BY KERMITTA WIEDMANN. MOTION CARRIED BY A VOTE OF 8-0-1. William Emsley Abstained.

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**Unfinished Business:**

A MOTION WAS MADE BY DENISE CHILTON-COLON TO TABLE THE FENCE POLICY FOR FURTHER DISCUSSION; SECONDED BY CATHERINE MARTIN. CARRIED BY A VOTE OF 9-0-0.

George Martin stated that there will be a work session with Board in two weeks.

**New Business:**

George Martin Stated that there will be a community clean up on Saturday, April 25, 2020.

William Emsley asked about the eviction checklist. There was further discussion.

Catherine Martin asked about CPR training. Pete Croak said he will look into it and get back to us.

**Public Comment:**

Charlene Rodgers, of 18 Luther asked about a fence issue with the fence sticking out at 51 Jamison which can cause a dangerous situation. Pete Croak Responded that they talked to the daughter and they are taking care of it. Charlene also had a question about people that are grandfathered in, for the fence policy. There was further discussion.

Laurie Jensen thanked the board for allowing Just Be Claus to use the auditorium and for donating toys. 253 people came through and got toys.

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Christina from 26 Grier asked the board for a meeting to rectify an issue. The board told her they would speak with her during the Executive session.

Marylin Matos, 11 Ulmar Street, asked about the Fence Policy. The board informed Marylin Matos, about the Fence Policy.

James Hersch Sr. of 6 Craven asked if there could be a hazard clean up on the same day as the community clean up. There was further discussion. James Hersch Sr. was told to ask the township where to take hazard waste. The board also told James Hersch Sr. to look in the news letter for possible places to take it.

**EXECUTIVE SESSION:**

Meeting was adjourned at 8:13 p.m. for Executive Session.

Meeting was called to order at 9:12 p.m. for continuation of the meeting.

No action has been decided.

**Board Comment:**

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Denise Chilton-Colon stated that there needs to be more time to talk about the fence policy.

**ADJOURNMENT:**

A MOTION WAS MADE BY GEORGE MARTIN TO ADJOURN; SECONDED BY ROSE RUSSELL. MOTION CARRIED BY A VOTE OF 9-0-0.

Meeting adjourned at 9:15 p.m.

Respectfully submitted,

*Rachel Flanagan*  

Rachel Flanagan  
Administrative Assistant

*Samira Davis*

Samira Davis  
Secretary, WHHOA Board of Directors.