

WARMINSTER HEIGHTS HOMEOWNERSHIP ASSOCIATION
BOARD OF DIRECTORS MEETING
June 9, 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

CALL TO ORDER:

The Regular Meeting of Warminster Heights Home Ownership Association was called to order by Chairperson Martin at 6:39 p.m.

This meeting was conducted via Zoom.

A quorum was established.

PLEDGE OF ALLEGIANCE:

SECRETARY REPORT:

Samira Davis presented the minutes from the May 12, 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 CATHERINE MARTIN TO ACCEPT THE MAY 12, 2020 MINUTES AS PRESENTED;
SECONDED BY ROSE RUSSELL. MOTION CARRIED BY A VOTE OF 9-0-0.

TREASURERS REPORT:

Approval of Regular Housing Bills List:

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

A MOTION WAS MADE BY DENISE CHILTON-COLON TO APPROVE THE REGULAR HOUSING BILLS LISTS IN
THE AMOUNT OF \$277,342.26; SECONDED BY CATHERINE MARTIN. 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 CATHERINE MARTIN TO APPROVE THE FAMILY HOUSING BILLS LISTS IN THE AMOUNT OF \$42,639.39; SECONDED BY KERMITTA WIEDEMANN. 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 \$81,989.95

Rose Russell stated that the Membership Equity Is \$8,913.75.

WELCOME NEW MEMBERS:

Laurel Heebner welcomed the following new member to our community: William Becker (not present).

COMMITTEE REPORTS:

BUDGET:

A MOTION WAS MADE BY CATHERINE MARTIN TO APPROVE THE REGUALR HOUSING BUDGET FOR JULY 1, 2020- JUNE 30, 2021; SECONDED BY ROSE RUSSELL. MOTION CARRIED BY A VOTE OF 9-0-0.

A MOTION WAS MADE BY CATHERINE MARTIN TO APPROVE THE FAMILY HOUSING BUDGET FOR JULY 1, 2020- JUNE 30, 2021; SECONDED BY ROSE RUSSELL. MOTION CARRIED BY A VOTE OF 9-0-0.

Finance/Bid:

Rose Russell stated there is nothing at this time.

Fundraisers:

Geraldine Adams stated that the designer bag bingo raffles was a success. \$1,653 was raised for the scholarship fund. Geraldine gave a shout out to Charlene Rogers, the Emsley's, and Nettie Page, for helping out with the event.

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MEMBERSHIP/RELOCATION:

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

Alizandro Rojas Segura- Add-on 24 Knight Street
Elma Yanes- Relocation- 36 Ferry Street to 8 Findley Terrace

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

Building Rental:

Kermitta Wiedemann stated that there is \$12, 299,02 in the building rental account. Nothing has changed.

George Martin asked about renting once Pennsylvania goes to green. Kermitta Wiedemann responded that she hopes to start renting again once Pennsylvania goes to green.

WHDC/ Auxiliary:

Nothing for this month.

MONTHLY REPORTS:

Housing Reports:

There were no questions.

Maintenance Directors Reports:

Denise Chilton-Colon thanked Pete Croak for handling the rat issue at her residence.

Kermitta Wiedemann thanked Pete Croak for his help on election day.

William Emsley stated that there was an incident on Potter Street on Saturday and he called Pete Croak and Pete Croak took care of it. Thank you Pete.

Family Housing Report:

There were no questions

Managing Directors Report:

Denise Chilton-Colon asked if there was somebody looking at Suite 4. John Boyle state that a Credit Union was looking at the space. Catherine Martin asked which union. John Boyle stated Inspire.

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Solicitors Report:

John Boyle asked the board if they would like him to reach out to the company in regard to the vacant lot. Bill Emsley stated they would have to put the money out. Rose Russell stated that the board should sit down and talk about it. The board agreed to wait for the company to reach out again.

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

Unfinished Business:

Geraldine Adams asked if a vinyl fence was allowed? John Boyle stated that the old policy does allow for a vinyl fence.

Geraldine Adams asked if a permit was needed for the fence. John Boyle stated that a form can be picked up at the office, and he and Pete Croak would come out and explain it all to you. The fence can be 4 feet high.

Rose Russell asked why the new fence policy has not been handed out. John Boyle stated that it still needed signatures to be finalized.

New Business:

George Martin stated that Denise Chilton-Colon would be the Judge of Elections.

Public Comment:

None

EXECUTIVE SESSION:

There was no executive session.

Board Comment:

None


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ADJOURNMENT:

A MOTION WAS MADE BY CATHERINE MARTIN TO ADJOURN; SECONDED BY DENISE CHILTON-COLON.
MOTION CARRIED BY A VOTE OF 9-0-0.

Meeting adjourned at 7:38 p.m.

Respectfully submitted,

Rachel Flanagan 

Rachel Flanagan
Administrative Assistant

Samira Davis

Samira Davis
Secretary, WHHOA Board of Directors.