

Warminster Heights Home Ownership Association, Inc.
Board of Directors/Finance Meeting
February 9,2021

COMMITTEE PRESENT:

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

MANAGEMENT PRESENT:

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

OTHER:

Jaclyn Bullock, Bookminders

CALL TO ORDER:

The Regular Meeting of Warminster Heights Home Ownership Association was called to order by William Emsley at 6:32 p.m. via Zoom.

A quorum was established.

PLEDGE OF ALLEGIANCE:

2ND QUARTER FINANCIAL:

Jaclyn Bullock reviewed the Regular and Family Housing 2nd quarter report and stated that everything is good and on track.

William Emsley asked Jaclyn if we are right where we should be. Jaclyn Bullock responded yes.

SECRETARY REPORT:

Laurel Heebner presented the minutes from the January 12, 2021 Board of Directors Meeting for approval.

Laurel Heebner asked if there are any omissions, additions or corrections to the minutes.

A MOTION WAS MADE BY WILLIAM EMSLEY TO ACCEPT THE JANUARY 12, 2021 MINUTES AS PRESENTED; SECONDED BY JOSE QUINONES. MOTION CARRIED BY A VOTE OF 9-0-0

Warminster Heights Home Ownership Association, Inc.
Board of Directors/Finance Meeting
February 9,2021

TREASURERS REPORT:

Approval of Regular Housing Bills List:

Samira Davis presented the Regular Housing Bills List for Board Approval.

A MOTION WAS MADE BY KERMITTA WIEDEMANN TO APPROVE THE REGULAR HOUSING BILLS LISTS IN THE AMOUNT OF \$395,574.49; SECONDED BY ROSE RUSSELL. MOTION CARRIED BY A VOTE OF 9-0-0.

Approval of Family Housing Bills List:

Samira Davis presented the family housing bills list for Board Approval.

A MOTION WAS MADE BY ROSE RUSSELL TO APPROVE THE FAMILY HOUSING BILLS LIST IN THE AMOUNT OF \$135,052.84; SECONDED BY CATHERINE MARTIN. MOTION CARRIED BY A VOTE OF 9-0-0.

Samira Davis presented the shared expenses from Family Housing to Regular Housing in the amount of \$147,311.05.

Samira Davis stated the Membership Equity is \$9,003.23.

WELCOME NEW MEMBERS:

Jose Quinones welcomed to the community Jaide Erney, 6 Mercer St, Jessie Esguerra 54 Potter St., Maria Gutierrez, 107 Downey Dr., Catherine Farrell, 15 Van Horn Dr., Maria Brisita deTorres, 44 Fenton St.

COMMITTEE REPORTS:

Finance/Bid:

Nothing this month

Fundraisers:

Nothing this month.

Building Rentals:

Kermitta Wiedemann stated there is \$12,103.09 in the fund. There is nothing else going on this month.

Warminster Heights Home Ownership Association, Inc.
Board of Directors/Finance Meeting
February 9,2021

Construction:

Laurel Heebner stated that they met with John and Jay yesterday at 6-8 Knight Street. She stated that there were a few things to get done. William Emsley stated that he saw the pictures and it looks good.

Membership Relocation:

Denise Chilton-Colon stated that the Membership/Relocation recommends the following applicants for approval.

Michelle Munoz – add-on 35 Evans St.

Dawn Sippel – add-on co-owner 32 Elmwood Ave.

A MOTION WAS MADE BY ROSE RUSSELL TO ACCEPT THE APPROVED APPLICANTS LIST; SECONDED BY LAUREL HEEBNER. MOTION CARRIED BY A VOTE OF 8-0-1. GEORGE BOWERS ABSTAINED.

A MOTION WAS MADE BY DENISE CHILTON-COLON TO CHANGE THE RELOCATION POLICY WHERE IT STATES ONLY ONE RELOCATION PER LIFETIME TO STATE EXCEPTION IS FOR MEDICAL REASONS; SECONDED BY SAMIRA DAVIS.

William Emsley stated that it does not mean that they jump the line they do not move forward in line. Denise Chilton-Colon stated that they will need a letter from medical doctor.

MOTION CARRIED BY A VOTE OF 9-0-0.

A MOTION WAS MADE BY DENISE CHILTON-COLON FOR EVERY TWO NEW MOVE IN'S FOR TWO BEDROOMS A RELOCATION WILL BE DONE; SECONDED BY LAUREL HEEBNER. MOTION CARRIED BY A VOTE OF 9-0-0.

WHDC/ Auxiliary:

Nothing for this month.

MONTHLY REPORTS:

Housing Reports:

No questions.

Maintenance Directors Reports:

William Emsley stated a good job to the snow removal crew.

Rose Russell thanked Pete for checking on the snow crew day and night.

Warminster Heights Home Ownership Association, Inc.
Board of Directors/Finance Meeting
February 9,2021

Family Housing Report:

Nothing for this month

Managing Directors Report:

None

Solicitors Report: None

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:

None.

PUBLIC COMMENT:

There was no public comment.

William Emsley stated if something arises to let the staff know so you don't have to wait for the monthly meeting.

EXECUTIVE SESSION:

None

Board Comment:

There was an email vote on February 1, 2021 for 18 Elmwood plans for a fence extension. The vote was carried by 5-3-1.

ADJOURNMENT:

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

Meeting adjourned at 7:00 p.m.

Respectfully Submitted,

Warminster Heights Home Ownership Association, Inc.
Board of Directors/Finance Meeting
February 9,2021

Rachel Flanagan
Rachel Flanagan
Administrative Assistant

Laurel Heebner
Laurel Heebner
Secretary