

Ithan Mills Homeowners Association Annual Meeting

June 10, 2014 @ 7:30 pm, Ithan Elementary School

I. Introduction of Board, Roy Perry, President

- o Roy Perry, President (term expires 2015 {1st})
- o Lew Schlossberg, Vice President (term expires 2014 {1st})
- o Richard Lane, Treasurer (term expires 2016 {2nd})
- o Zach Conen, Secretary (term expires 2015 {2nd})
- o Kathy Watson (term expires 2014 {1st})
- o Q.B. Xiong (term expires 2015 {1st})
- o Mia Yeager (term expires 2016 {1st})

A. Apologies

1. Lewis Schlossberg, Vice President
2. Zach Conen, Secretary (delayed arrival)

II. Welcome of Guest Speakers – Roy Perry

A. Robert Zienkowski, Radnor Township Manager. Status update of the township:

1. overall, the township is doing very well and continues to provide services to the community through all departments including Public Works, despite the costly repair work and maintenance that resulted from the 2013-2014 winter
2. reminded residents that only yard waste is to be disposed of on Wednesdays. Noted the high cost to the township(\$700 p/o) of repairing the machinery used to process yard waste due to non-yard waste items such as glass and metal being included with collections.
3. commented that Radnor's recycling is among the highest-yielding in Delaware county but there continue to be problems with residents including clothing and other non-recyclable, resulting in rejection of contaminated recycling loads (i.e., the entire load cannot be recycled)
4. also mentioned that a resident information/education program is forthcoming in regard to standard trash pick-up, due to the extraneous items that continue to be found in waste
5. provided update on the status of the township-wide audit: out of 34 citations from the auditor, only 2 minor issues remain
6. commented on the additional transparency on the township's website to provide residents with additional information on current land acquisition and development initiatives (e.g., Villanova and Androssan)

B. Bill White, Director of Finance

1. Overview of 2014 Budget, which is approximately \$35 million per annum and includes township services, infrastructure, capital items, sewer, police force

2. Revenue comes from two sources: business taxes and real estate taxes both of which helped township recover quickly from economic recession
3. Provided status of audit which includes addressing 12 material items first (e.g., internal controls, vendor controls)
4. Explained that township is moving from a 1-year plan to a 5-year plan to address significant expenses like health care and pensions for township employees; costs are going down as new employees are hired

C. Steve Norcini, Director of Public Works

1. Commented on the exceptional level of service that Radnor continues to provide and commended the residents for their volunteer service, especially with regard to the Planning Commission.
2. Discussed storm water fee and confirmed that this is a fee every parcel owner bears, both private and commercial land owners. The fee is used for flood mitigation, repair and replacement of infrastructure, and a non-funded state-required mandate. Fees collected are dedicated only to storm water management and is a long-term project for the township.
3. Commended his staff and fellow co-workers for their exceptional service, especially with regard to snow removal and waste management.
4. Both residents and BOD lauded and thanked the township for their efforts during the 2013-2014 winter.
5. Residents were urged to sign up for Code Red Emergency notifications from the township

III. Welcome Dan Clune, Developer of 4 Haymarket Lane – building a new house at that address.

1. Dan Clune provided updated renderings as a result of zoning changes since last submission to the BOD in February
2. Plans to start clearing the land for construction within the month. No disruption to the homeowners is expected
3. Lot is approximately .520 acres and structure is expected to be 3400 square feet, with some room for variance. Three-dimensional drawings and renderings were circulated. House will be traditional colonial.
4. Development is expected to be completed within 13 weeks depending on budget
5. To give the house added curb appeal, the developer will at his expense clear, and install landscaping in, the piece of IMHOA common ground along Clyde Road. Roy Perry confirmed that future maintenance costs will be borne by the HOA as designated in our bylaws. Costs are expected to be minimal due to the largely organic landscaping design
6. Dan requested and received permission to post “for sale” signage at the Haymarket entry
7. Real estate agent is Wagner, a locally- and family-owned business

1. MLS listing should appear by June 11 and list price is expected to be approximately \$650,000.
2. expected to increase property value of existing homes

IV. Treasurer's Report, Richard Lane

- A. reviewed highlights and explained that the surplus in budget was due to advertisements sold in the HOA directory
- B. next year's budget is expected to be identical to the previous year's, with the exception of the line item for the directory, which is only updated/budgeted every two years
- C. confirmed that the insurance is paid and up-to-date and there are sufficient reserves

V. Miscellaneous Items

A. Website Re-development

1. Roy Perry explained that Lew Schlossberg has done work on the development of the HOA's website and that the HOA is expected to hire CF Webtools to assist in this effort. Cost is estimated at \$2,000 but this item is not yet reflected in the current budget.
2. As Lew is stepping down from the Board as of tonight's meeting, the Board will continue to move this effort forward along the path laid out through his efforts.

B. Email list-serve maintenance

1. Zach Conen mentioned that there are still a handful of homeowners that have not confirmed their existing emails, and some homes remain off of the list-serve
2. List-serve otherwise continues to be effective way of communication

C. Block Party - to be held at intersection of Drakes Drum Drive and Haymarket on September 6, 2014

D. Open Forum

1. Homeowners inquired about work on Ithan Elementary as it prepares for full-day kindergarten for the 2014-2015 school year. Roy explained that there will be additional classroom space and an additional walkway at the west end of the school, with no visible impact for Ithan Mills residents.
2. Neighborhood garage sale will take place on June 21 from 9:00 am until 2:00 pm. Residents are urged to contact Sarah Schlossberg to participate; walk-in participation is discouraged
3. The question was raised about maintenance of fencing in common areas; it was agreed that the costs shall be borne by the homeowner

VI. Board Election

A. Kathy Watson was nominated for re-election to the Board; re-election was unanimous

B. Lew Schlossberg, Vice President of the Board, whose term has expired, will not seek re-election. His contribution over the past three years is much appreciated!

VII. Adjournment

A. There being no further business, the meeting concluded.