

Easttown Manor Condo Association, Inc.

Monthly Board Meeting

August 30, 2023

The Vice-President called the meeting to order at 6:05 p.m. Present were Vice-President Karen Graham, Treasurer Joe Gonzalez, Treasurer Deb Pagel. Unit owners # 105, 812, 814, 820, 824 & 826.

Update from prior meeting:

* New CPA, Duick & Company has been hired to replace Henningfield.

*New Water Meters – New water meters are coming. Hope to have installation start in the fall. There will be a one-time cost of approximately \$160.00 to each homeowner. There will be a penalty to homeowners that don't allow this to happen in their home. More information at our next meeting.

*Fire hydrants have been flushed, in good shape.

*Trees hanging over in the Pines have been taken care of by the homeowners.

*Kettle Morine will be back to finish 100 block. Spent approximately \$25,000 on the repairs.

***Rules/Regulations – Fines – Effective as of September 1, 2023**

1. Dues to be paid by the first of every month, if received after 14 days, you will be charged a late fee of \$25.00.
2. No parking on non-paved surfaces. 1st warning will be written or verbal, 2nd offense will be a \$50.00 fine daily until removed.
3. Snow Parking: Please do not park on the streets from November through March. Offenders will be charged if snowplow requires return for additional clean up.

4. Refusal of installation of meter and or tampering will result in a fine of \$250.00 per month, and homeowner will be charged additional service charges for return of installation and set-up of new water meter installation.

New Business

***New Meter Information**

We are replacing meters due to age & homeowners not paying.

Payment for the meters can be made in 4 equal installment payments.

Looking at installation of meters late September early October.

Homeowners should be home in case of any issues that may arise.

Once meters are installed, billing will be included on your homeowners' dues invoice.

If delinquent after 3 months, you will be turned over to the attorney.

*Any delinquent HOA fees, water bills that are turned over to the attorney, their fee will be added to the homeowner's invoice.

*Still getting bids for snow plowing contract.

*Speed signs, mailboxes and park update (mulch, wall repair) will be budgeted for the 2024 year.

*It has been determined and agreed upon to remove Nancy Dampier-past treasurer and Jon Chamberlain past CPA from signature cards at Advia Credit Union.

Next meeting will be posted on website @ Easttownmanor.org

Meeting adjourned at 6:35pm

Respectfully Submitted

Deb Pagel

Secretary