

# *Hartefeld Homeowners Association*

## Board Meeting Minutes

February 6, 2007

- **Call to Order:** 7:05 pm
- **In attendance**
  - Warren Boyer - President
  - Julius Tilley - Vice President
  - Kathy Pilla - Secretary / Treasurer
  - Larry Tims - Director
  - David Sibert & Cheri Hadley, Brandywine Valley Properties
  - Chris Winter & Ray DiCamillo, Architectural Committee (arrived at 8:00PM)
- **Approval of Minutes**
  - Motion to approve the January 9, 2007 minutes as submitted - Larry Tims, seconded - JT Tilley.
- **Old Business**
  - David Sibert reported that Jill Cantera had indicated that the St. Andrew's Village sign should be up within the next 2 weeks.
  - The Board discussed the draft of the 1<sup>st</sup> Amendment to the Consolidated and Restated Declaration. BHC Venture has indicated their willingness to sign the agreement, although it has not been done at this time. There was further discussion about the document needing to be the 2<sup>nd</sup> amendment. Warren Boyer presented a 1<sup>st</sup> amendment which was recorded in May of 2006. David Sibert is to address this with Holly Setzler. A motion was made to accept the amendment, whether it be the 1<sup>st</sup> or 2<sup>nd</sup> - JT Tilley, seconded - Larry Tims.
  - The Berlin bond agreement for the private portion of Pyles Mountain Road was discussed. It does not appear there has been any movement on the Board's part. Dick Cantera was to have Buddy Berger's law firm handle drafting the agreement and it is unclear where this stands. A second letter has been received from Berlin's attorney. JT Tilley made a motion to direct Holly Setzler to move this matter forward, seconded - Larry Tims.
  - The Hartefeld Homeowners Association's website is actively being developed. Domain name options were discussed. Architectural review process and clubhouse reservation policies will be placed on the website.
- **New Business**
  - Upgrading the security system at the clubhouse was discussed. Kids have been breaking into the second floor and using the room to loiter. Cheri Hadley has requested a proposal from Securitech for upgrading the alarm/security system. This information will be forwarded to the Board for review upon receipt.
  - Warren Boyer asked for input from Chris Winter on architectural matters. Chris indicated that he views the Committee as having a review and advisory role. The Declaration does have some generic language regarding Rules and Regulations.

- Placing a time frame on appeals was discussed. The Architectural Committee will review the appeal process and submit to the Board.
- 110 Cypress Point has installed a hot tub without obtaining approval. There is additional concern because a play set contractor was seen visiting the home. Play sets are not permissible on the lots viewable from the golf course. BVP will send correspondence to homeowner.
- BVP requested that the Architectural Committee get involved in a matter involving the installation of a patio, walkway and an archway at 105 Interlachen Court. The homeowner claims the work was approved several years ago, but was just done last year. BVP has requested a copy of the approval form for the installation. None is on file with BVP or BHC Venture. The homeowner suggests it is not a high priority to produce their copy.
- The community playground was discussed. The Playground Committee is working on a presentation for the Board's review for renovations and/or equipment changes.
- The Board approved the installation of a surge protection system for the clubhouse electrical components up to \$300 - Larry Tims, seconded - JT Tilley.

- **Adjournment**

- The meeting was adjourned at 9:20pm
- The next meeting is scheduled for Tuesday, March 13<sup>th</sup> @ 7:00pm