

Strawberry Hill Estates Homeowners Association Board of Directors, 2019/20

Date: May 5 2019, 7:00pm

Present: Dave Walmroth, Corinne Kass, Larry Gauthier

Subject: Board Meeting Minutes

Topic: Selection of Officers for the 2019/20 Board

Discussion: Read the responsibilities for President, Vice President Secretary/Treasurer. Decided to adhere to By-Laws and have Secretary/Treasurer tasks reside in one position unless that person gets overwhelmed.

Decision: Corinne Kass will serve as President, Dave Walmroth as Vice President, Larry Gauthier as Secretary/Treasurer. Larry will also serve as the SHEHA Board representative to the Park's JAC.

Topic: Discussion of transition tasks

Action items: Larry to coordinate with former treasurer Craig Mestach for PNC bank account, PO Box, credit card, and historic records transfer.

Topic: Review, Work in Progress – bringing Larry up-to speed

Discussion: Status of the seawall project. Comments about deteriorating roads in the neighborhood. Latest information about PFAS findings in the Chain of Lakes. Desire for a new neighborhood directory. Process for handling short-term and long-term delinquent dues. Need for better Board-to-Board and Board-to-Member communication. Discrepancies in previous 3 year's Treasurer reports Beginning/Ending Balances. Hazard from unleashed dogs in the neighborhood and at the beach. Some reasons that would justify revising the SHEHA By-Laws.

Action items: **Seawall Contract** – The Boards are now overseeing the review and final decisions about the seawall contract, and have assigned Scott Beloskur as the project coordinator. It is unlikely that anything will happen with a seawall in 2019 until this Fall – if at all.
PFAS – no SHEHA-related action items. Dave is tracking this activity.
Roads - Larry has already contacted Hamburg Township. Corinne to follow-up with the Township. Dave to follow-up with the County Road Commission.
Directory - Larry to devise record system for Treasurer Reports that could be repurposed as the basis for a Directory.
Late Dues - More discussion about short- and long-term delinquent dues after next Treasurers Report.

Communication - Dave to finalize the HOA 2019 Annual Meeting Minutes for posting to the website. Larry to publish a revised Treasurers Report to the website.

Dogs – Corinne to coordinate with the Bluffs and draft a memo to all residents about leash laws and Park Rules. Might include this memo with Dues notice to residents after June 1st.

Topic: Board oversight of the JAC

Discussion: Poor communication and follow-up between the JAC and the SHEHA Board. Many instances of mixed messages: the seawall contract, the Park sticker fund-raiser, the budget process, the lawn maintenance contract, the calendar for JAC planned events at the Park this summer, weed prevention and mosquito control chemicals at the Park.

Action item: Larry has a list of topics to raise at the next JAC meeting. Corinne to coordinate a joint meeting with the Bluff's to review JAC activities and seawall status.

NEXT MEETING: The SHEHA Board will next meet on June 6th at 7:00pm at the President's house.

Respectfully submitted,
Larry Gauthier
SHEHA Secretary

Minutes Approved: Gauthier, Kass 2019-05-12