

VILLAS AT SAGEWICKE HOA ANNUAL MEETING  
5/20/2024

Attendance: Rob Sonner, Jeff Maguire, Cynda Sherrick, Mike Blouch, Tina Hummel

1. Welcome by Rob.
2. Mike announced a quorum for the meeting.
3. 2023 Annual Meeting minutes were accepted without changes.
4. Rob introduced the BOD: Jeff Maguire, Cynda Sherrick, and Dave "Rob" Sonner  
Architectural Committee: Ralph Sherrick, Joan Eckhart, Joe LaCoe  
Website: Stephen Doheny  
Lawn care coordinator: Rob Sonner (liaison with Rossi Landscaping).  
Snow coordinator position is open to anyone to contact Rob.
5. Rob welcomed several new homeowners since last year (Michele & Dan McGinnis).
6. Mike went over the 2023 year end financials:  
No snow expense in 2023, \$8,000 surplus  
Collected \$1,903 in interest on accounts  
Cut out several grass mowings due to dryness
7. Election results: no nominations sent in, so Jeff will continue for another 3 years.
8. Old Business:  
Trellis Rust second spraying will be done tomorrow (5/21/24) by Good's Tree Service.  
No need for Lantern Flies treatment this year.
9. New Business:
  - A. Lou Rossi is our new landscaper/snow remover (717)821-1671.  
Rossi is also doing Grub Control, Crabgrass Pre-Emergent, Spring Weed/Feed, Fall Weed/Feed/Winterizer.
  - B. New roofs are happening in the neighborhood due to hail damage.  
Style & color: Owens Corning Dimensional Duration Sure Nail Technology.
  - C. Explanation of mulch by Rob with samples. There is mulch buildup in the neighborhood.  
Our current mulch doesn't decompose into the ground and causes buildup.  
Decision was agreed upon for removal of excess, also a vote of 9 (what we have now) to 12 (#1 Natural Fine, non died mulch from Zeager Brothers). There is no budget line for removal, so the HOA will cover removal this year but not forward. A budget line will be needed in the future. Much discussion ensued.
  - D. Water Culvert maintenance: Rob is in contact with the township to determine if it is ours or Sagewicke's. Township will make the decision and let Rob know.
  - E. Handling of funds:  
We have a Centric checking account for operational in & out expenses.  
We have a Centric Money Market account — currently has \$53,000 balance.  
We have no liabilities.  
Rob explained the use of our funds: It has never been stated in our documents that we have a Capital Reserve Fund. Much discussion ensued.  
Voting Motion: A voting motion on VAS fund allocations was made by Rob Sonner, voted on, and approved by VAS homeowners in a 17 (agree) to 4 (disagree) as follows:  
"The BOD has the authority to move funds between the Centric checking account & the Centric money market account if/when needed. The BOD also acknowledged the importance of maintaining approximately \$50,000 in available funds for potential property emergencies in the VAS common areas." This would help cover over budget expenses which would avoid homeowner assessments.

Annual Meeting Follow Up Notice:

The Villas at Sagewicke received a written Consumer Complaint dated June 7, 2024. The complaint was filed by Jane Eward through the Office of the Attorney General, Commonwealth of PA. The complaint is accusing the Villas at Sagewicke BOD of not abiding by all governing documents and that the Villas at Sagewicke BOD must create a separate account titled Capital Reserves. The Villas at Sagewicke Board of Directors have 21 days to formally respond to this complaint.

Note: If legal council is required regarding this matter, associated legal costs will be the responsibility of the Villas at Sagewicke homeowners. The Villas at Sagewicke Board of Directors will keep homeowners aware of the developments as we progress through this process.

Minutes submitted by Cynda Sherrick, secretary