**Villas at Sagewicke HOA Annual Meeting**

5/22/23 Minutes submitted by Cynda Sherrick

1. Welcome/Sign In and quorum was met. Jeff McGuire officiated the meeting in Rob’s absence.

18 units were represented in attendance plus Mike Blouch from Penn Equity

We have welcomed 3 new resident homes over the year but no one attended tonight

1. Questions arose in regards to last year’s Annual Meeting minutes:

One person questioned the use of reserve account money to cover a deficit at the end of 2021. She felt it was illegal. She wanted to know the exact amount. It was a budgeted deficit of $4264 but the actual at year end was $7243. Mike explained that there were surpluses in 2020 & 2022 also. The reserves stay at the amount designated by the BOD.

She also felt that money was pulled from the reserves twice. That did not happen.

She feels the BOD minutes are not being posted on the website. Sometimes this has happened occasionally in the past. This issue will be resolved going forward.

1. Our volunteers who make up the BOD (Rob Sonner, Jeff McGuire, Cynda Sherrick), the Architectural Committee (Ralph Sherrick, Joe LaCoe, Joan Eckart), the Web Master (Stephen Doheny), the snow removal coordinator (Sterling Eckart), and the lawn care coordinator (Rob Sonner) were mentioned so everyone knows who they are. They were thanked for their work.
2. 2022 Year End Financials were reviewed by Mike Blouch. Last year’s snow removal allowance was a savings to our budget. Jeff reported on the ways the BOD worked diligently to keep the budget in line so that the monthly dues did not increase: lower expense to Goods for tree spraying, reduced 2 lawn care treatments from Tru Green, deleted Cody’s weekly weeding, and Penn Equity did not raise their monthly management fee as a courtesy.
3. There were no nominations for the BOD vacancy so Rob Sonner agreed to stay on another term.
4. Old Business:

Trellis Rust and Lantern Fly spraying will continue. Goods suggested homeowners pull back the mounded tanbark around trees to only 1” to 2” depth at the trunk. Rob has discussed this with Cody for the future. The recommended Maple tree replacement is Pacific Sunset or Urban Sunset because these species do not attract Lantern Flies. They do well in this area.

Tanbark feedback — all good comments, even that it is the best we have ever had. Some skepticism as to fade out. Some like darker. The BOD will evaluate in the Fall for next year.

Several dead rose bushes and a dead maple in the common area need replaced, in the Fall.

Some positives and negatives were expressed about Cody’s job. No one pushed for other bids on landscaping. Cody is appreciated with his summer/winter care and reasonability.

Restoration of personal lawns is up to the homeowner.

Cody is cutting at 3” which was accepted by most because it is healthiest to the grass.

Cody will be asked for his bid for 2024 in the Fall of 2023.

1. New Business:

Updated Directories were given to those who wanted one.

A request was given to include Bilco doors paint color on the paint list on the website.

Stephen Doheny will be organizing the website to be more user friendly, especially the paint colors by house number. Navigation will become easier. He is pleased with the number of ‘hits’ the website is showing.

If there is a change from yearly mulch to every other year, a vote was requested.

Jeff encouraged all home owners to feel free to approach any board member with suggestions of ways to lower our expenses in order to keep our dues reasonable.

Positive comments were made regarding how aesthetically pleasing our neighborhood looks.

Meeting was adjourned by Jeff who thanked all for being a part of our Villas community.