

**KIMBERTON KNOLL HOMEOWNERS ASSOCIATION
ANNUAL MEETING OCTOBER 10, 2007**

BOARD MEMBERS PRESENT: William Kelly, Louise Meade, Kim Billesbach, Roberta Helm, Gabe Marosfalvi

CAMCO REP. PRESENT: Tonya McCabe

CALLED TO ORDER: The Board called the meeting to order at 7:00 PM in the East Pikeland Township Building. A total of seventeen homeowners were present.

William Kelly, President of the Board introduced Board members by name and position. Tonya McCabe of Camco also introduced herself to attending homeowners.

Mark Brooks, Township Supervisor, gave a brief commentary on the new park, which will be off Snyder. He discussed the various activities, which will be incorporated in the park in various stages. Currently, the Township owns 9.1 miles of land.

TREASURER'S REPORT: A proposed budget has been prepared. Final figures for the budget will be discussed at the next Board meeting. Reserves increased to \$150,000 by the end of September. The year started with \$87,000 in reserves. We are currently earning 5% on our Vanguard account. Monies were spent on a roof survey, drainage repair, concrete work and capital reserve study (this plan is for a general guideline for 25 years though it is practical to update every 5 years to maintain the grounds and exteriors). Trash removal, landscaping and snow removal are among our largest bills. We have been able to maintain the snow budget for the coming year. We have a small amount left over for 2007, with the hope that we do not have a heavy snow in December. The Board hopes to keep the next increase to \$10-\$15 a month in 2008.

BOARD REPORT: The trash contract was renewed for 3 years with Waste Management. William Kelly was able to negotiate a reduction from the original proposal. A contract for 3 years has been negotiated with Jermacans with Shearon with one year at no increase. The snow contract has been renewed for 2 years. (A request from the floor asked Camco to notify Jermacans to put snow removed in the center of Durham Court and not the sidewalks). We are in the process of negotiation with Yeager to replace 8-12 trees this year.

We are in Phase I of the wood replacement and painting. Since some properties on Cumberland Court were bypassed during the last replacement and painting, they have been included in the Phase I work and work will start there next week. Work will then proceed to Bradford Court and part of Stirling Court.

Bachman has been retained to repair flashings on roof. Most of our leaks have come from this problem. The roofing survey indicated we can prolong the life of the roofs for an additional four years if we do this work, which will be done in three stages, six months apart. The cost of capping on Bradford, Durham and Stirling will run \$7,644.

The Camco contract was renegotiated from 6% to 3% (3% is the minimum increase allowed under the contract).

William Kelly advised homeowners to keep car and home doors locked and not leave valuables in plain sight.

The drainage work on Cumberland Court has been completed by Shearon and seems to have corrected the leakage problem. We need to keep our eye out for any future drainage problems.

The concrete work necessary to protect us from liability issues has been completed and a hole in Bradford Court repaired. Any other concrete work will be considered in the future.

ELECTION OF NEW MEMBERS: The Board asked for any nominations from the floor, but none volunteered. William Kelly and Roberta Helm had already filed their bids for nomination and ballots were signed re-electing them to the Board. All attendees approved re-election.

OPEN DISCUSSION:

A discussion was held on the unsightliness and nonuniformity of certain decks. Decks should be cleaned and re-stained every two years. It was suggested a contractor be hired to give a bid on doing work for the whole community and having the homeowner pay their direct cost. We should be able to be a better price this way. Another homeowner suggested we contact homeowners by mail and see if they would like to go with one contractor. William Kelly suggested we approach individual homeowners who have not maintained their decks and see if we can get them moving on this. The Board will need to create guidelines and incorporate them in the Rules and Regulations.

A homeowner at 140 Ashley requested Shearon not cut across his lawn since they tend to leave marks. Camco will advise them.

Homeowners were advised that the website is up and running and a list of contractors who have done good work here have been added to the site.

Complaints were voiced about the low attendance at the Annual Meeting.

ADJOURNMENT: The meeting was adjourned at 8:40 PM by motion of William Kelly and seconded by Roberta Helm.

MOTION 10-10-01: APPROVED 5-0.

Officers were elected as follows: William Kelly, President; Louise Meade, Vice President; Kim Billesbach, Treasurer; Roberta Helm, Secretary; Gabe Marosfalvi, Member-At-Large.