

Belrose Homeowners Association Annual Meeting

April 22, 2010

Location: Belrose Sample House at 102 Ladbroke Lane

Present Board Members: Mark Devlin, Doreen Resnick, Nick Ceritano, Marc Pelletier, and Becky Diamond.

Absent Board Members: None

Others Present: Valerie Douglas and Barry Bauman (Mid-Atlantic Management), Laslo (Woodstone Homes sales representative)

Owners Present: Phillip Eckman, Leigh Geary, Lana Edmondson, Jen Fisher, Michael Liebman, David Lee, Dawn Karwath, Wes Jordan.

Meeting called to order at 7:00 p.m.

11 proxies were received and with the owners in attendance a quorum was established.

Upon review of the previous minutes of the last annual meeting Nick C. questioned the term pervious asphalt in regard to the parking pads. He advised the board that the plans do not call for pervious asphalt and in the walk around with the township officials they did not mention pervious. The minutes will stand since that is what Doug Knox said, but Woodstone Homes will more than likely follow the plan and apply pervious asphalt there. Minutes were approved.

Marc Pelletier presented the treasurer's report. He told the group that our HOA is like a small \$60,000 company, but we have limited resources when it comes to increasing income. 50% of our income comes from owner dues, 25% from Gavin Mitchell for the houses they own and 25% from the declarant (Woodstone Homes) for projected new homes. Our dues were based on the estimated expenses, using a similar community, Schoolhouse Lane, also built by Bentley. We are a legal entity completely separate from Woodstone Homes or Bentley and we have our own bank accounts, etc.

Mid-Atlantic Management Company (MAMC) provides us with bookkeeping and financial reports as well as vendor procurement and other services. Our biggest expenses are:

MAMC	\$10,000
Landscaping	\$25,000
Snow removal	\$6,500
Trash	\$7,500

Our by-laws dictate the services we must provide. The excessive snow that we received this winter has driven snow removal cost almost \$4,000 above budget. The board will be discussing a special assessment to cover this cost.

Community Update: MAMC (Valerie Douglas)

The siding is installed on the building that was left partially completed by Bentley and work is progressing. Bentley is addressing the problem of crumbling cement reported by many owners and Doug Knox will report back to the board when this issue is resolved. She also reported that a new landscaper is expected to be approved tonight and he will start work soon.

Property Committee and ARC Report: Michael Liebman

The ARC has not received any new requests so it has not needed to meet. The three items that were previously approved were storm doors, deck steps and deck finish. The specifications are all on the web page or are available through MAMC.

The Property Committee completed their review of 4 vendors for landscaping and recommended Dooly Pyne. The committee has done several walks around the community and when spring cleanup starts we will be talking to the contractor's representative.

Woodstone Homes Introduction

Mark D., Doreen R. and Nick C. told the group that Woodstone Homes has been in business a little less than 20 years. They are considered a small builder, but they have survived the building downturn of the last several years and are in good financial shape. They believe in customer service. The first new building will be started soon across the street from the current sample. It should be finished by October, 2010. All new houses will have the same exterior as the current houses built by Bentley, but the interiors will be different to accommodate lower pricing. Woodstone Homes is very optimistic about sales and reported that Laslo had four deposits already.

Nick C. reported that the current landscape plan requires several trees to be planted in places that he feels would not enable them to survive. He will talk to township about planting them in places that are better suited for their survival.

Questions from Owners

Lana E. asked about the status of the parking pads. Nick said that they will probably not be completed until the road are completed which will not be until the community is completely finished and transition occurs.

David Lee (237 Deepdale) reported damage to his driveway which he believes was caused by the snow removal contractor. Lana E. also said she has similar damage. Barry B. advised the group that there is a snow damage form available to report such damage. Valerie will send it to David and Lana and we will post it on the web page.

Wes J. brought up the sorry state of the detention pond in the middle of the community. Nick advised the group that it cannot be put into its completed state until construction around it is

complete. It is his understanding from the plans that it will be a grassy area when completed. Becky D. said that the township engineer told her during a walk around the property last year, that it will be a rocky area when completed. Nick said the plan is what they must follow and it calls for a grassy area. The group liked the idea of a grassy area better, but only if it drains properly.

Wes J also mentioned that when standing water is present there it breeds mosquitoes. Becky D said the Property Committee will find out if we can put 'mosquito dunks' in standing water.

Barry B. suggested contacting Penn State. They have free help for situations of this kind.

Wes and David L. both complained about excessive wasp activity. David believes they are attracted to the plants by his sidewalk and he would like to replace them. Becky D. advised him to download an ARC request form from the web page and submit it for consideration.

Michael L. advised marking web pages at site with date so residents will know when each page was updated.

Meeting adjourned at 8:17 pm.

Minutes submitted by Becky Diamond