**Little Creek Farms Homeowners Association**

**Minutes: October 02, 2019**

Location: West Manchester Township Building,

380 East Berlin Road, York, PA 17408

1. Meeting called to order by Jennifer Drasher at 7:01pm.

Members of the board in attendance: Steve Grove, Casey Hermann, Jennifer Drasher

Members of the board not in attendance: Jared Forrey, Joe Keefer

1. Reports of officers and standing committees
   1. Chairman’s report : Vacant
   2. Vice President’s report: Vacant
   3. Secretary Report: Jennifer Drasher
2. Discussion for need of meeting dates for 2020. Steve offered to stop by Township and confirm availability of meeting room. The board will review the dates at the annual meeting on November 6th 2019.
   1. Treasurer’s Report: Jennifer Drasher on behalf of Jared Forrey

A. Operating account: $6,679.45 as of August 31, 2019

B. Reserve account: $101,838.11 as of August 31, 2019

2.5 Architectural Review Committee: Jennifer Drasher on behalf of Joe Keefer

A. Approved Applications

08/01/19 1436 Farm Cross Arc form for pool

09/08/19 1416 Wheatfield Drive Arc form for shed

B. Resale certificates

07/23/19 1484 Farm Cross Way

08/13/19 1483 Farm Cross Way

09/06/10 1435 Greenmeadow Drive

09/20/19 1501 Farm Cross Way

* 1. Grounds Committee: Steve Grove

1. All projects for 2019 are completed.
2. Projects for 2020 include landscaping at the front of the development and redoing the stucco on the signs at the front of the development.
3. If members of the community volunteer to assist Steve with the landscaping this will save money. He would need at least 5-6 volunteers. This will be readdressed at the annual meeting on November 6th, 2019.
   1. Social Committee: Casey Hermann
4. Casey will be getting together welcome baskets for new families in the neighborhood.
5. Promotion for open positions and annual meeting will be done by e-mail and on the HOA Facebook page.
6. Yard sale dates for 2020 will be voted on at the annual meeting on November 6th, 2019. This was the first year the neighborhood had a second yard sale. There has been very little feedback on how successful the second yard sale was. Further discussion will take place at the annual meeting with board members and HOA members to determine if there will be two yard sale dates in 2020. Proposed dates are May 1-2, 2020 and August 14-15, 2020.
7. Casey received feedback that people missed not having the bike parade on July 4th. We will plan to hold the bike parade on July 4, 2020.
   1. Old Business
8. Vacant positions on the board. Casey will continue to promote positions by e-mail and on the neighborhood Facebook page. Suggestion was made by Jennifer to hand out a small flyer during Trick or Treating to promote open board positions and annual meeting.
   1. New Business
9. House in need of repairs on Greenmeadow Drive. Arc Committee will mail letter to homeowner requesting a response on their course of action to complete repairs.
10. Yard in need of mowing on Barton Circle. Arc Committee will mail letter to homeowner advising the yard needs to be mowed.

Meeting adjourned at 7:24pm.