**Little Creek Farms Homeowners Association**

**Minutes: November 6, 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, Jared Forrey, Joe Keefer

 Houses represented: 1400 Wheatfield Drive, 1432 Wheatfield Drive, 1401 Greenmeadow Drive, 1420 Greenmeadow Drive, 1517 Greenmeadow Drive, 1437 Farm Cross Way, 1444 Farm Cross Way

2. Reports of officers and standing committees

 2.1Chairman ’s report : Vacant

 2.2 Vice President’s report: Vacant

 2.3 Secretary Report: Jennifer Drasher

1. Board approved minutes for October 2019 meeting and they will be posted to website.

 2.4 Treasurer ’s Report: Jared Forrey

A. Operating account: $957.52 as of September 30, 2019

B. Reserve account: $101,871.59 as of September 30, 2019

C. Miscellaneous expenses was up due to cost of large bridge replacement on the walking trail

D. Account receivable: Barton lot on Farm Cross Way is the only property that has outstanding dues. This has been outstanding since 2011.

E. Budget for 2020: Lawn care decreased by $500. Increase to miscellaneous repairs to account for upcoming changes to sign and landscaping at front of development. Insurance budget decreased by $300.

 2.5 Architectural Review Committee: Joe Keefer

 A. Approved Applications

 1420 Wheatfield approved for shed

 1441 Farm Cross Way approved for fence

1. At the October meeting, the board reviewed a concern about a home in need of repairs on Greenmeadow Drive and overgrown grass at a home on Barton Circle. Since that meeting, the repairs have been made to the home on Greenmeadow Drive and a letter will be mailed to the home on Barton Circle to address overgrown grass.

 2.6 Grounds Committee: Steve Grove

1. Major projects completed for 2019 were large bridge on walking trail, replacing pressure tank, switch and sump pump in the well at the front of the development.
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. Two estimates for landscaping: Hively $5315, Heritage $4735. If we could get volunteers to help with replacing the landscaping it could save a considerable amount of money. Steve would need approximately 6-8 volunteers. In the spring an email will go out asking for volunteers. If we Do not get enough volunteers to replant all of the new plants we can at least tear out all of the existing plants so the landscaping company will not have to charge for that. If we go this route, the old plants can be taken to Spring Valley Mulch. Currently no estimates on redoing the stucco on sign.

 2.7 Social Committee: Casey Hermann

1. Community members at the meeting voted to have a second yard sale date in August. We will continue to have the first yard sale the first weekend in May. Dates for 2020 yard sales: May 1-2 and August 14-15. These dates will be listed on the HOA website, Facebook page, and will be sent out via e-mail.
2. Annual cookie exchange hosted by Lyn and Gene Mitchell on December 12th at 6pm at 1432 Wheatfield Drive. E-mail was sent out with this information and it has been posted to the HOA website and Facebook page.

3. Old Business

1. Vacant board positions. The question was proposed to homeowners in attendance asking if anyone would like to join the board. Bob Wachowski announced that he will rejoin the board as president. Jim McCormick is joining the social committee.

4. New Business

1. Question was raised by homeowners asking if there have been any changes to now allow boat and trailer parking on property or car parking on the street. There have been no changes to the bylaws to allow boat or trailer parking on property. The resident was asked to inform the board of a specific address and a letter can be mailed to the homeowner with a boat and/or trailer on their property. The board is unable to control car parking on the streets since the streets are owned by the Township. If there is a concern over an unregistered on uninspected vehicle, camper, boat, trailer, etc. parked on the street it would need to be taken to the Township.
2. Suggestion made by homeowner for people to list their address on their trashcans and recycling bins. When cans blow away it will be easier to know which home they belong to if the address is marked on the can. In addition, use caution when setting out trash and recycling when strong winds are predicted.
3. Per the Township, meeting dates for 2020 have to be chosen after the new year, per the Township. Tentatively set for the first Wednesday of January, March, July, October, and November.

Meeting adjourned at 7:24pm.