**Little Creek Farms Homeowners Association**

**Meeting Minutes: November 6th, 2024**

Location: West Manchester Township Building

1. Meeting called to order at 7:00pm by Bob Wachowski
   1. Board Members in Attendance: Bob Wachowski, Jim Root, Steve Grove
   2. Board Members not in Attendance: Joe Keefer, Jared Forrey, , Casey Hermann, Michael Boie, Tony Dandy
2. Reports of officers and standing committees
   1. Chairman’s report: Bob Wachowski
      1. Thank you to the board for their work, and to all who continue to keep the association a great place to live.
   2. Vice President’s report: Jim Root –

2.2.1 Speeding and not stopping at stop signs continues to be an issue in the neighborhood. A message will be sent out on Facebook to remind everyone to slow down and stop at stop signs and to please have conversations with family members about the importance of being safe drivers always.

* 1. Secretary Report: No Secretary at this time, please volunteer for this position
  2. Treasurer’s Report: Bob Wachowski for Jared Forrey
     1. Outstanding dues for vacant lot on Farm Cross and 1488 Farm Cross, 1503 Farm Cross, and 1464 Wheatfield
     2. Account balances discussed and will be available on the H.O.A. website
     3. Budget was discussed and dues will increase from $185 a year to $190 a year for 2025. Budget will be available on the H.O.A. website.
  3. Architectural Review Committee: Bob Wachowski for Joe Keefer and Tony Dandy
     1. ARC forms have been received and approved.
     2. Course on Common Area down by the creek was discussed and it was decided that the course should not get any larger, but the people using the course should continue to have fun and be safe.
  4. Grounds Committee: Steve Grove
     1. Work completed in 2024 was tree and brush removal, Steve thanked Bob, Will, and Jack Wachowski for all the help with this project. No trespassing signs installed.
     2. No work needs to be completed from 2024, just normal upkeep.
     3. We are keeping an eye on a few areas of the walking trail that may need attention in 2025. Another no trespassing sign will be ordered and installed at the end of Farm Cross Way. No trespassing signs will be purchased and attached to trees along Roosevelt Ave. along the tree line.
     4. The evergreen on Farm Cross Way that lost branches on one side of the tree will be left as is for now.
  5. Social Committee: Bob Wachowski for Casey Hermann
     1. Yard sale will be May 16th and 17th.
  6. Old business:
     1. No old business was discussed

1. New business:
   * 1. No new business was discussed
2. Meeting adjourned 7:38pm by Bob Wachowski