**Little Creek Farms Homeowners Association**

**Meeting Minutes: November 8th, 2023**

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, Jared Forrey, Steve Grove, Casey Herrmann
   2. Board Members not in Attendance: Joe Keefer
2. Reports of officers and standing committees
   1. Chairman’s report: Bob Wachowski
      1. Tree’s located in the common areas have been trimmed throughout the year which were deemed dead or dying or blocking roadways, hydrants, or line of sight at intersections.
      2. Thank you to the board for their work, especially Steve Grove for going above and beyond. 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 continues to be an issue in the neighborhood. The township police have been made aware of the issues and asked to patrol the neighborhood.

* 1. Secretary Report: No Secretary at this time, please volunteer for this position
  2. Treasurer’s Report: 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 for 2024 was agreed upon. Budget will be available on the H.O.A. website.
  3. Architectural Review Committee: – no report
  4. Grounds Committee: Steve Grove
     1. 2023 work: Storm drains were repaired from the township to address sink holes. Trees in common areas have been removed if they were dying. The wooded area behind Greenfield had tree cleanup completed.
     2. 2024 work: Normal maintenance will continue regarding the landscaping at the entrance. A professional quote will be requested to updated the landscaping. A private property sign will be ordered for the entrance to the neighborhood by Thissle Downs neighborhood to deter non residents from using the walking trail for liability reasons. Retention pond will be cleared as necessary through the year but community volunteers.
  5. Social Committee: Casey Hermann
     1. Yard sale will be May 17th and 18th. A food truck will be brought in for the yard sale to sit at front of neighborhood. New stakes will be bought for yard sale signs.
  6. Old business:
     1. Speeding in the neighborhood, remind neighbors to “slow down” and stop at stop signs. In 2024 the board will not meet at the township quarterly.
     2. The board will communicate via email and in person in the neighborhood. Any issues that arise and need to be addressed with the board will take place via zoom or in person (location determined as needed)

1. New business:
   1. Call for new board members.
      1. Tony Dandy and Michael Boie volunteered to help the board
      2. Request for flag pole in front of neighborhood. Tony Dandy will research this as an option to present to the board and community for a vote.
      3. Concerns about untagged cars in driveway – determined this this not a HOA issue but a township issue and must be addressed with the township.
2. Meeting adjourned 7:38pm by Bob Wachowski