**MARLTON VILLAGE HOMEOWNER’S ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**Monday, February 10, 2025**

Meeting was called to order at 7:00 pm

# Call to Order – Roll Call

Roll call was taken and the following Members of the Board were present: Donna McGraw, Marsha Jenoff, Gene Amodei, Dottie Jones, Lou Pelosi, Frank Villari, Francis Burnette, Mike Grossman. Absent: Regina Wende. Also present is Board Attorney Chester Luscz and Board Manager Laurie Lynard. Let the record reflect all who are in attendance and those who are absent.

# Approval of January Meeting Minutes

Minutes are approved with no corrections. Motion by Donna, seconded by Dottie with all in favor.

# Residents’ Concerns

Lorelei Cannata (200 Empress Court) inquires about availability of budget information and reconciliation for MV for last year. Laurie will afford these to Ms. Cannata once they are available.

Board Member Gene Amodei inquires to Laurie regarding dumpster on his street and the need for its replacement. Laurie has put in several requests but will follow up again.

# Architectural Report

Received 7 requests – 4 for new roof, 2 for fence and 1 for windows. All work except new windows has been completed.

# Treasurer’s Report – Account Balances as of January 31, 2025

|  |  |
| --- | --- |
| CD Account = | $116,919.24 |
|  |  |
| TD Money Market = | $100,760.21 |
|  |  |
| TD Checking Acct= | $15,933.51 |
|  |  |
| TD Money Market |  |
| Reserve Chkg Acct= | $427,314.89 |
|  |  |
| Fulton Bank Money Market |  |
| Reserve Account= | $251,005.67 |
|  |  |
| Citizen Bank Money= | $137,266.42 |
|  |  |
| Total Account Balances= | $1,033,282.36 |

Therefore, after all expenses and bills were paid for the month, there was a NEGATIVE net income of $37,719.22.

This amount is due to the start of our landscaping and pool management contracts and also the snow removal payment for the end of December 23, 2024 snow removal of $7,317.14, and snow removals for 1/7/25, 1/13/25 and 1/19/25 for a snow removal total of $46,233.07. We used our Citizen Bank account to pay $25,015.93 for the last 2 snow removals of 1/13 and 1/19/25 so that we did not deplete our TD check account balance.

As you can see, we are still in great financial shape.

# Management Report:

Laurie reports an update on the pool – we afforded our deposit to the tiling company and Laurie has samples for the Board to review of the deck tiles and coping and we have an anticipated start date of the first week in April (weather permitting) and should have the pool completed before the end of April.

We did lock down a web designer that has starting working on our website that should be up and running sometime in March.

317 Hawthorne – this home has been empty for approximately 5 years and family member has been in touch with Chet’s office to discuss payoff of what is owed as family is ready to sell.

# Board Member Elections

Ballots are in and witness is present (Jay) to oversee counting of ballots with Board Attorney Chet. Laurie has confirmed that all voters are in good standing in MV. Tally of votes is as follows:

Frank Villari – 31 votes

Regina Wende – 29 votes

Donna McGraw – 31 votes

# Old Business

Marsha opens discussion regarding possibly higher fines for residents who leave appliances, mattresses, pianos, etc. Laurie will check with scrapper that she has used in the past to see if he would allow her to publish his information in the newsletter in case anyone wants to contact him. Chet suggests that we keep fine the same but bill for reimbursement if we have to use a service such as 1-800-JUNK for removal. This discussion will continue until a decision has been made on how to handle.

Laurie does remind everyone that there will be no more printing of the newsletters. Laurie can email if requested but everything will be available on MV website.

# New Business:

Topic of noise control in MV. Agree that the Township has a rule that governs noise control. Laurie will contact clerk to clarify exact times per Township rule.

Francis asks any updates about lights near dumpsters and Marsha also brings one to Laurie’s attention that needs to be fixed. Laurie has noted and will take care of.

# Closed Session

# Motion to adjourn at 7:42 PM by Lou that is seconded by Frank with all in favor.