**MARLTON VILLAGE HOMEOWNER’S ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**Monday, January 13, 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, Regina Wende, Lou Pelosi, Frank Villari, Francis Burnette. Absent: Mike Grossman, Board Attorney Chester Luscz. Also present is Board Manager Laurie Lynard. Let the record reflect all who are in attendance and those who are absent.

# Approval of November Meeting Minutes

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

# Residents’ Concerns

Lorelei Cannata (200 Empress Court) inquires regarding the Board’s holiday dinner and cost of same.

# Architectural Report

Received 3 requests – new roof, new windows, new fence. To date the new roof is the only work that’s been completed but new windows and new fence are expected to be completed shortly.

# Treasurer’s Report – Account Balances as of December 31, 2024

|  |  |
| --- | --- |
| CD Account =  | $116,919.24 |
|  |  |
| TD Money Market = | $100,747.54 |
|  |  |
| TD Checking Acct= | $22,670.42 |
|  |  |
| TD Money Market |  |
| Reserve Chkg Acct= | $427,297.28 |
|  |  |
| Republic Money Market |  |
| Reserve Account= | $250,407.59 |
|  |  |
| Citizen Bank Money= | $137,266.42 |
|  |  |
| Total Account Balances= | $1,055,308.49 |

Therefore, after all expenses and bills were paid for the month, there was a positive net income of $12,214.64.

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

# Management Report:

105 Aspen Court - Laurie reports that the fire damaged unit at 105 Aspen Court was taken down last month. Last Thursday she spoke with the homeowner and contractor that will be taking care of the rebuild and afforded him all of the forms and other pertinent information regarding rules and regulations for roofs, windows, etc. She is hopeful he will be compliant and that rebuild will start soon.

109 Aspen Court – A tree on the creek side fell onto this homeowner’s 2-month-old fence behind the home. Laurie had Enrique from Luna Landscaping come out and take care of tree and homeowner will be submitting fence damage to their homeowner’s insurance.

Regarding tree trimming, the last one was completed in October and next will be in April by Luna Landscaping.

Laurie reports that there was a recent water pipe burst in the pump room. This was discovered and taken care of. Within the next month or so damage needs to be repaired on ceiling from leak. Laurie will get quotes and report back regarding cost of ceiling repair. When ceiling was leaking, Laurie thought it may be roof and had Frank Scirrotto Roofing come to check. Was not roof but she did get a quote (in Board packet) for new roof on building for Board review. He has done many roofs in MV and does excellent work.

Lastly, Laurie refers the Board to 3 proposals from vendors regarding replastering work on pool. She has spoken with each and recommends JV Pool Plastering as they are the only one of three that does only plastering of pools. Discussions regarding proposals amongst Board. Laurie will get a guarantee in writing, references, find out warranty information and find out full information on timeframe for work to be done. She would ideally like to give 45 days for Aquasafe to prep pool for season so work would have to be completed as soon as we can approve. Once information is compiled, Laurie will email Board members additional information once she receives it.

Motion by Lou to use JV Pool Plastering that’s seconded by Dottie pending information that Laurie will afford via email.

# Old Business:

None.

# New Business:

Roof replacement needed for building and Board reviews proposal from Frank Scirrotto that’s included in packet. Motion is made by Regina that’s seconded by Lou to go forward with roof replacement by Frank Scirrotto and all are in favor.

Laurie reminds the Board that the roof replacement and pool plastering are accounted for in reserve account.

Marsha has a concern for everyone’s consideration regarding letter from Township about lead in water. This letter is from the state because they are trying to go to a lead-free water system. Anyone that wants to find out if there is lead in their water can order a kit from Amazon or investigate in other ways that are available.

Marsha also starts discussion on possibly imposing a fine for old appliances and other items that cannot go into the dumpster being left at the end of people’s driveways. Laurie does know a scrap person who has come in the past and picked up appliances but can’t count on that. Laurie has sent out notices regarding proper disposal of appliances, mattresses, etc. and how they cannot be put in dumpsters. Marsha asks that we continue discussion on this next month and possibly impose fines for these big items and all are in agreement to revisit.

Marsha brings up the subject of the newsletter and discussion regarding stopping distribution of paper newsletter and set up a MV website where residents could go for information. This would save us the cost of paper, staples, etc. Marsha asks that everyone think about this idea and we will revisit next month.

Lastly, Marsha proposes the idea of checking with PSE&G about putting LED lights in all of the outside lights in MV. This would save us money in electric and we wouldn’t have so many lights out. Another subject we will discuss in the future and revisit.

Donna inquires about the company who were going to come and look at the creek that was overflowing. Laurie reports that she did reach out to them in December saying the Board had some questions and also invited the representative to attend a meeting for further information but she has not received a response.

# Closed Session:

Motion to adjourn at 7:46 pm by Gene, seconded by Regina with all in favor.