

ONMC Meeting Notes – August 13th, 2019

Attendees:

Justin
Daniel
Keith

6:50pm – Meeting called to order

- Discussion of expenses so far
 - o Mailing for nominations sent out on 8/1
 - o Brady Law Firm retainer sent out on 8/9

- Discussion of current board status and challenges with meetings
- TODO: investigate software to manage properties
 - o Neighborhood breakdown, addresses, HOA requests/approvals, assessment fees and compliance

7:05pm – Started tally of nomination list based on received notices

7:17pm – Tally completed and nomination list finalized

7:23pm – Agenda Planning for 9/10 community meeting

- Chris Curtain (OMBUDSMAN) will be in attendance to discuss turnover
- Also trying to get Chip O’Connell (Land Use) to attend as well
- Elections held towards the end of the meeting
 - o Should only be in-person ballots as mail-in proxies will already be counted
- Legal Transfer of board documentation
- Need to set up meeting with new board

- More detailed agenda:
 - o Welcome, introductions, purpose of meeting
 - o Financials
 - o Current status of turnover and implications
 - o Chip O’Connell
 - o Chris Curtain
 - o Election Results
 - o Adjourn no later than 8:30
 - Limit open question asking to avoid the meeting turning into a free-for-all

7:45pm – General Discussion/Planning

- For Daniel: investigate password protecting a section of the website where secure documents (e.g. deed restrictions, etc...) can be placed

8:00pm – Other Items

- New EIN established with the lawyer’s address
- Refund from State Farm due to not providing enough info to obtain insurance
 - o Did not refund the entire amount

- Cover & Rossiter:
 - o CPA firm decided not to represent us
- Join Chapter of Community Associates PA/DE Valley
 - o Resources for HOAs in the area
 - o Will consider joining

8:20pm – Meeting Adjourned – next meeting set for 9/5