Millfair Heights Subdivision

Annual meeting

October 17, 2022

Members present: Jeff Donovan, Dave Zacherl, John Swindlehurst, Brian Hammer, Matt Danylko, Sharon Stephens, Roger Pike, Dave Fresch, and Pat McManus.

Members absent: None

Dave Zacherl read the minutes from last year's meeting which was held 10/25/22. A motion was made to accept the meeting minutes by Wendy Rhines, seconded by Ryan Schuster.

Roger Pike read the treasurer's report:

Treasures Report October 17, 2022

Checking ---------- ----------$ 4535.99

Savings----------$ 41,026.55

CIF----------$ 1300.31

C/Ds----------$ 30645.15

In August we opened an annuity with

First National Banks investment Cetera

For 5 years earning 4.15 % ------$ 50,000.00

I would like to call your attention to Millfair Heights Website. I put the address www.millfairheights.com on everyone's water invoice. I know that real-estate brokers and closing agencies use the website for the water quality reports and the deed restrictions, but it contains a lot more information for the people who live here. There have been a few residents that have used the "contact us" portion on the website to ask for information or to express a concern.

Also on the website are the financials of the subdivision. The annual budget is posted along with the actual spending for the year to date. I printed a few copies for the board with some extras. It shows the areas where spending is consistent but also where spending is greater than expected. Some examples are 1) Pa One Call has raised 5 times the budgeted amount because locating responsibilities has switched from the water management to the subdivision making it necessary to purchase the equipment to do the job. 2) Repair parts have increased due to major rebuilding of our pumping system.

3) Another glaring increase is in miscellaneous because we redid the driveway to the well at W 52nd Street. I urge you to use the website tools to keep what you see there.

Motion to accept treasurers by Wendy Rhines, seconded by Jean Cordier.

State of the Union was read by President Jeff Donovan:

- We billed 8,909,404 gallons of water so far this year.
- We are in the process of upgrading or system. So far this year, we are about half way through a total rebuild of the West 52nd pumps and equipment. Once completed, we are performing a rebuild at the Deerfield pump station also and adding a quick disconnect for a emergency generator for when we need to shut down the West 52nd street well to clean the holding tanks. The cleanout is scheduled to be started in 2023.
- Rick Kreider has passed away this past summer. We assigned a new water tender manager- Norm Willow from Willow Water and Sewer. He will be taking over these duties starting November 1, 2022.
- Matt Danylko has been keeping us going with the help of Rick's son in law and interviewing for our replacement.

Questions from the floor:

FYI- Mckean is building a 10 story truck bay up by Green Shingle. Possibly an Amazon storage warehouse?

Jean Courdier- Testing for lead and copper not tested since 2016 according to the MHA website. Why? Water testing is performed during regular intervals. All testing is not performed at the same time but when required by DEP at scheduled times.

Tim Stankowicz: Concern about the number of members on the board. Can homeowner in the subdivision help out to reduce the amount of workload to limit the amount of members on the board. Justifying that we need 9 members on the board to get free water. Water can be substantial having 9 members on the board when we are trying to save money. The original bylaws state that the board shall consist of 9 members. We are in the process of reviewing the duties of all members and redistributing the duties needed to maintain the water system and the background responsibilities needed to regulate the water system.

Kevin Rhines- population does not know the details. Need to know the details. Justification is viable with all of the mechanics. Suggest generic descriptions of the activities to put into support roles to evaluate

what potential board members are getting into. Suggested to form a business continuity process and succession planning for the board of directors.

I work with homeowner subdivisions- Wendy Rhines. A lot of people want to be involved in the subdivision, form committee's to help out the subdivision?

Will we ever replace the Millfair Heights sign at Heidler road and Deerfield Drive? Have we ever offered to provide snow plowing to allow him to use his property? We would need to place the sign at the owners property at Deerfield and Heidler. The homeowner stated that he would rather not have the sign placed in his yard.

Signs- Millfair Heights signage is black and not reflective to see at night. Can these be replaced? This is a question we would need to inquire with the Millcreek streets department.

Poles on 55th and Foxpark on that have Lilac bush covering the signs. We will inquire with the homeowner to see if the bush can be trimmed to allow better sighting of the signage.

Petition to sign- what happened to the petition that was going around to sign for a home renovation. We never received anything from the petitioner. Is there a better way to do presentations at annual meeting to get more immediate results? Is there a time limit for completion of projects of renovation. The homeowner did not present the petition to the board of directors. The homeowner has as long as he needs to complete the renovations up until the building permit expires.

Solar LED technology can provide cheaper alternatives which would be a lot cheaper to better lighting in the subdivision.

Any objection to having more than one meeting like the annual meeting for homeowners concerns. Members of the subdivision are welcome to join the scheduled board meetings throughout the year to discuss any concern prior to the board of director meeting.

Suggestion- put in water bill if you have an agenda to bring up at the annual meeting. Noted.

A vote was cast to maintain the current members of the board, no new members wished to join the board of directors. A motion to accept to the same members of the board by Wendy Rhines, seconded by Ryan Schuster. All were in favor, none were opposed.

A motion to adjourn by meeting by Wendy Rhines, seconded by Tim Stankiewicz at 805pm.