Millfair Heights Subdivision

Board Meeting Minutes

2/8/2021

Meeting held via Zoom.

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

Members absent: None

Dave Zacherl read the board meeting minutes which was held via Zoom on 12/14/2020. A motion was made to accept the meeting minutes by Megan Clark, seconded by Pat McManus. All present were in favor, none were opposed.

Roger Pike read the treasurer's report (As of 2/8/2021)

Account balances:

Checking $404.27

Savings $55,505.16

CIF $1100.10

C/D $40567.53

All 2020 records were turned over to the auditor today (Buseck, Barger, Bliel & co.)

Old Business

Retention Basin: A meeting was held among the members of the residents of subdivision ten. No reports were made of the outcome. We will continue to carry the rider on the insurance for the retention basin.

Security System at well sites: Key fobs are working for some members, but not for all. We will check the fobs at the well site gate to assure that they are all working properly. John Swindlehurst will contact Cameron Wilkins if there is any progress on the security system to assure that it is working properly.

Web site: We are in the progress of converting to a new website provider. We would need to provide them with our current domain. The price to carry the website would be $360 for 3 years. A motion was made to purchase by Brian Hammer, seconded by Jeff Donovan. All present were in favor, none were opposed.

Power Surge/Insurance: Discussion was made to create a log of all our communications with Penelec **and** forward to our State Legislature (Ryan Bizzaro) as we have had no progress in the resolution of continued power surges and damages at the West 52nd street well site. We will also contact Pete Mazzone, a retired Penelec supervisor who resides in the subdivision, for further advice.

Homeowner communication: The final draft of the form for agreement for electronic communication will be sent with the spring billing to all homeowners.

New Business:

There was discussion for the need of a permanent commercial generator located at the Deerfield Drive well to assure continuous water supply to the subdivision. The cost for a new generator would cost approximately $30,000. The power surges that occurred at the W52nd street well site were a unique situation which is an exception to uninterrupted supply of water per DEP requirements. A motion was made at a prior board meeting (1/13/2020) to connect wiring and a manual switch to provide power to the well via a portable commercial generator in the event of another outage. Rick Krieder will look into the cost of having the electrical connection needed for the manual switch at the Deerfield well.

Next meeting scheduled for March 15, 2021.

A motion to adjourn the meeting was made by John Swindlehurst, seconded by Dave Fresch. All present were in favor, none were opposed.