

RITTENHOUSE SQUARE CONDOMINIUM ASSOCIATION

Meeting Minutes May 2018

Topic: Call to Order/Roll
Speaker: Steve Donnell

- 1) Steve started the meeting: Mark T., Mickey K., Pamela K., Steve D., Kathi H., Julie F., Becky G., Kevin G.

Topic: Message from the President
Speaker: Steve Donnell

- 1) Pools: working on them but with the rain sandblasting and painting got behind.
- 2) Lots of projects are in the midst. Landscaping is beginning: Mulch, Weeding, Mowing.
- 3) Bethel Entrance Concrete Apron Bid.

Topic: Financials
Speaker: Kevin Guckes

- 1) Mold Remediation
- 2) Water Bill Discrepancy
- 3) Roofing Repairs

Topic: Resale
Speaker: Kathi H

No Sales

Topic: Delinquency
Speaker: Kathi H

- 1) 2 demands letters are being posted
- 2) Remained are late fees

Topic: Rules and Violations
Speaker: Kathi H

- 1) Grills in common areas were removed without incident.
- 2) Garage doors need to be shut as per policy and for your personal/property safety.
- 3) Please keep carports tidy when you are done with your remodeling/gardening projects.
- 4) Awning needs repaired
- 5) Window Fans? Letters were sent.
- 6) Vegetables were planted in the common areas which need to be taken to one's personal area. Question was asked as to whether it would be possible to plant vegetables in the common areas. Further conversation was had about the rules: vegetation (tomatoes, etc) should be kept inside the porch but unit owners are allowed/encouraged to plant flowers outside.
- 7) Grilling gas was left on the front porch.

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Topic: Maintenance
Speaker: Kathi H

- 1) Radon Mitigation System (Ranstead)
- 2) New Front Door (Rittenhouse SQ N)
- 3) Fire Inspection was completed
- 4) Pools were sandblasted and etched
- 5) Several plant removal request
- 6) Two units asked to replace siding
- 7) Four fences needed new boards
- 8) Several gutters needed cleaning
- 9) Attic remediation: unit inspection led to noticeable mold which encompassed 4 units
- 10) Two electrical issues were resolved.
- 11) Resident asked about getting extra paint to fix door frame

Topic: Landscaping
Speaker: Becky G

- 1) Discussed using planters at the front door to reduce maintenance
- 2) Thanks to residents that are already helping to take care of the outside areas
- 3) Help dead-heading tulips? Please volunteer
- 4) Cleaning the pool areas and painting the furniture for the season. Painting Party on Saturday March 26th!

Topic: Website
Speaker: Kevin

- 1) Please remember that the website is “new” and that you need to re-register as a user. If you are using your currently published e-mail address it should be fairly automatic. If you are using a new email then it might be a slightly longer process

Topic: Blockwatch
Speaker: Kathi H. & Steve D.

- 1) Why wasn't the email sent about the car tail light and stolen porch goods? The Board is following the advice of our attorney and trying to separate block watch from the Board due to liability. Discussion was had as to how notices should be sent out (by the block watch committee) and why this change is necessary.

Topic: Social Committee
Speaker: Pamela K.

- 1) Pamela wanted to thank all those who volunteered to cover the St. Patrick's day party.
- 2) Please mind your dog poop so it doesn't ruin the mowers for our lawn care team. They will stop mowing if they are unable to mow safely.

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- 3) We know about the PODs on property and they are on a 1 week notice in non-marked spaces. Board has given approval.
- 4) Pool parties will start again on Thursday's at 5:30pm once the pools are open.

Topic: Questions
Speaker: Steve & Community

- 1) Where are we with Trucks?
- 2) We did not have a Quorum last month, so we apologize about any confusion with the April Minutes and a ruling about trucks. Trucks are becoming more popular and we are looking to make a decision that benefits the community.
- 3) Is St. James supposed to be painted this year? Depends on Siding Decision
- 4) Is the reserve study completed: no the board is still reviewing it to make a final decision on siding.

Topic: Executive Session
Speaker: Board

- 1) How to proceed about block watch
- 2) How can we increase transparency? Resident suggested adding the board members to the website: completed.
- 3) Landscaping budget: can we spend money on flowers etc for the common areas? Yes. But discuss with the board first and keep receipts.
- 4) FPE: 8 more were completed. 78 still need to be reviewed.
- 5) Letter will be sent to residents about FPE boxes and their need to be replaced. We may use our rules to drill doors to check for FPE boxes.
- 6) Concrete Bids for Bethel Apron: Board decided on half-apron for now to replace the large pot-hole.
- 7) Painting Quote: Mickey got a quote on paint and discussed the increasing cost. Do we need to go ahead with vinyl. Pam is going to call another gentleman about a quote
- 8) Need to finish reviewing the reserve study and share with community.
- 9) Board will meet to discuss the Truck Rule Change before the June Meeting.
- 10) Board voted to enforce rules on vegetable and fruit plants in common areas to reduce rodents and insects in the community. Community Members are still allowed to grow these types of plants within the confines of their fenced-in rear patios.