

**PATRICK PLACE PROPERTY OWNERS ASSOCIATION
BOARD MEETING – JULY 9, 2015**

Board Members Present: Duane Stanek, Chair, Gary Hand, Nancy Lybrand and George Miriello. Stephen Almond, Linda Cullen and Tammy Frailey were absent.

Previous Minutes: The minutes from the June 11, 2015 meeting were approved.

Financial Review: Nancy Lybrand said that she changed the format for the financials so it is easier to see current and projected budgets for the year. The HOA dues letter for the homeowners that chose to make two payments has been sent out. The remaining dues are payable by July 31st.

Landscape Review: George Miriello said that he is working on collecting three bids for the landscape contract for next year.

Website Review: Duane Stanek reported that he signed an agreement regarding the new Patrick Place website. The deadline is October 1st for the website to be completed.

Park Signage Update: The new park signage is ready, frames are being constructed and the signs will be installed once the weather cools down.

Cabin Porch Roof Repairs: Pictures were reviewed regarding the cabin porch roof repair that needs to be done. Repairs are correct and the invoice received has been approved.

Annexation of 25' Parcel from May Green: Duane Stanek reported that he is doing a search to try to determine where the 25' parcel is located. Attorney Charles Bradford is handling the transfer.

Registered Agent Change from Tom Smith: Duane Stanek said that he is working on changing Patrick Place's registered agent from Tom Smith to the Patrick Place Homeowners Association in the name of our attorney Daniel Harshaw.

Fireworks Discussion and Liability Insurance Review: There was a discussion regarding homeowners setting off fireworks in the neighborhood and the potential for damage to the property of other homeowners. If damage is done, does the homeowner have enough liability insurance to cover the repairs? Would the HOA also be held liable? It was noted that a complaint was received that fireworks were being set off after 11 pm on July 4th. It was suggested that a reminder be sent out next year ahead of time to remind everyone that there is a York County noise ordinance in place that prohibits fireworks after 11 pm.

Next HOA meeting August 13, 2015

The Meeting adjourned at 8:10 p.m.

Minutes taken by Gary Hand.