

# Maytown Village Square Homeowners Association Board Meeting Minutes-Executive Session

Date and Time: Tuesday, January 9, 2018 – 6:30 PM

Location: Maytown Village Square Community Building

Attendees: Board of Directors:  
Nathan Saxton - President  
Clayton Wolf – Vice-President  
Doris Kissell - Member  
John Halbleib – Member  
Jered Gordner - Member

Horst Property Management  
MaryAnn Detwiler, Association Manager

## MINUTES

- 1. Call Meeting to Order** – Nathan Saxton called the meeting to order at 6:33 pm.
- 2. Update on Rules and Regulations Committee** – Nathan shared that he met with Matt Pennigton to discuss the status of the Rules and Regulations. Matt said that he had given information to David Pfaultz right before he left but apparently David never forwarded that to the rest of the Board. Nathan told Matt to get a rough draft to the Board as soon as possible. There was also some discussion about getting more people involved in the Committee especially someone to represent the Chelsmford Area. Doris is going to speak to someone who she thinks may be interested.
- 3. Water Retention Basin Update** – Nathan asked the Board to approve a 2018 proposal with Aquatic Environment who was contracted last year to treat the pond for algae etc. They would like to add a pondweed treatment for \$300.00. The Board agreed that they would approve the contract if language was added that the contract can be cancelled if the basin is no longer a water retention basin. It was also agreed that they would approve the weed control application for \$300.00. MaryAnn gave an update on the status of estimates to have the water retention basin converted to a detention basin. She has one proposal and is seeking a second proposal from Rettew Associates. MaryAnn shared that Rettew felt the retention basin was a reasonable approach and may very well be done at a relatively inexpensive cost if the basin is kept where it is.

- 4. Retention Basin Being Used as a Skating Rink** – Nathan led a discussion of teenager’s ice skating on the water retention basin. The teenagers also have been observed running across the pond, jumping and throwing stones in the ice attempting to crack it. Several board members have told them to get off the ice and they have not listened to them. MaryAnn called the Susquehanna Regional Police to see if anything could be done by them. The officer she spoke to said although he realizes this is a huge safety issue, the police really do not have any authority to tell them they cannot ice skate on the pond. They are not breaking any laws so the police cannot do anything. The Association can however have rules and regulations over the use of the pond. These should be included in the new Rules and Regulations. In the meantime, to mitigate the liability of the Association he suggested that the Association put signs up about no ice skating near the pond and send a letter to all residents explaining the dangers of using the pond as an ice skating rink. Nathan is going to look into getting the current signs updated to include no ice skating. MaryAnn will send a letter to all residents about the activities around the pond.
- 5. New Business** –

  - a. Community Room frozen pipes**— Nathan shared that when he was in the Community Room over the past weekend that two water faucets were not working. He thinks the pipes were frozen and asked MaryAnn to have someone come out to evaluate the pipes to see if anything is needed to protect the pipes from freezing.
  - b. Fall Clean-up** – Doris expressed concern that fall leaf clean-up was done too early. MaryAnn shared that this Fall was unusual in that many leaves did not come down until much later in the season. The Board agreed to evaluate this next year to determine if a second pick-up may be justified.
  - c. Dedication of Nicole Street and a portion of Ashley Drive.** Jered asked about the status of getting these streets dedicated. MaryAnn stated the last she heard they were going to do it this Spring. MaryAnn said she would ask JPM for an update on this.
- 6. Adjournment** – At 7:30 PM, Nathan made a motion to adjourn the Executive Session meeting, was seconded by Doris and the motion passed. In lieu of running through the same agenda to the people who were present for the entire Executive Session, the Open session was opened for comments and concerns only. Therefore, this is the only set of minutes that was prepared for the January 9, 2018 meetings.