



# RHODO MOUNTAIN ESTATES HOMEOWNERS ASSOCIATION

## Homeowners Association Annual Meeting 8/28/2010

Board of Directors: Anthony Price, Jim Erb, Brenda DeBellis

In Attendance: Anthony & Karin Price (Lots 27, 29 & 30), Jim, Bill & Byrne Erb (Lot 19), Brenda DeBellis (Lot 20), George Erath (Lot 301), Tom Gilbert, Jeanne Maier & George Alesio (Lots 17 & 23), Tom and Johanne Sikorski (Lot 43), Ted & Betty DeMatto (Lot 310), Lois & Arnie Uhleman (Lot 307), Steve & Carolann Berry (Lot 18) – Twelve lots were represented (29%), quorum.

### Meeting Minutes

- The meeting was called to Order at 11:00 AM. A Sign-In sheet was circulated.
- Mr. Price thanked the Erb's for again hosting the association meeting, and the picnic to follow.
- Copies of the minutes from last year's meeting were handed out. A motion to dispense with the reading of the 2009 Annual Meeting minutes was made and seconded. Ms. DeBellis motioned to approve the minutes; the minutes were approved.
- Copies of the 2009-2010 FY Treasurer's Report were passed out for Owner's review and discussion.
  - o Reviewed the income and expenses of the 2009-2010 FY Treasurer's Report and the budget for the 2010-2011 FY:
    - Winter Road Maintenance tasks - Plowing
    - Summer Road Maintenance tasks
    - Grass cutting – edge of road maintenance / sides of Tupelo Street, West Drive and around the Drake's Creek Road mailbox cluster boxes
    - New community signs have been installed at the Drake's Creek/Tupelo and Unionville entrances – Thank you to all who helped with the design and installation of the signs.
    - The street light at the bottom of Tupelo Street was reactivated in December 2009.
    - Road Work - It was discussed that with our legal expenses trending down, most of which were incurred during the uncertainties associated with start-up of the HOA in 2007 and 2008, and surpluses in other annual budget line items, the

Board has had an opportunity to create an Operating Reserves budget line item. As of year-end, fiscal 2009-2010, the association's reserves were \$7,286. Further discussed that if costs continue in generally the same direction, the Board projects Operating Reserves in FY 2011-2012 at approximately \$17,000 to \$20,000. The positive, critical point is that, while still holding the annual assessment in the \$250 per lot range, the association may have the ability to address road issues on a continued, section-by-section approach, with our first major project being the much-needed and -discussed upgrades to the lower section of Tupelo Street in two or three years, then subsequent projects every 5 or so years, if and as necessary.

It was made clear, the Board has no interest at this time in paving any other sections of RME than Tupelo Street; most of the other roads on the property can be more easily maintained with stone.

- Receipts - Assessment receipts were 100% last fiscal year; all accounts are current. Other receipts included one Building Permit fee at \$500 and two Resale Certification fees at \$100 each. As discussed above, there was a surplus of \$7,286 in FY 2009-2010, which was transferred into Operating Reserves.
- Ms. Erb motioned to approve the Treasurer's Report, Ms. DeMatto seconded.
- 2010-2011 FY Budget
  - There were no questions. The Board does not propose an increase for this year's assessments; the FY 2010-2011 assessment is proposed to remain \$250 per lot. The budget and dues were approved.
  - Assessment invoices for FY 2010-2011 will be sent out shortly after the Annual Meeting.
- Mr. Price and others provided a brief history of RME for those in attendance who are new to the community. The Developer, RMRG, incorporated and turned over the association to the Owners in Fall 2007.
  - Declaration Amendment ;
    - Further discussed the need and procedure for adopting a Corrective Declaration amendment to the existing Declaration filed in 2007. This matter was continued from the 2009 meeting, as the Board continues to work through issues and agreements with RMRG; we anticipate conclusion to this and other matters with RMRG shortly. The proposed Corrective Amendment includes:
      - Changing the interest charge for past due accounts from 9% to 12%, and
      - Bringing in the Portello's 'excluded' rear 12-acre lot into the association.
- New Business
  - RMEHA and RMRG are discussing an all-inclusive document (Global Agreement) that addresses all current, outstanding issues between RMEHA and RMRG, including the aforementioned Declaration Amendment.

- As many owners know, and was discussed at last year's annual meeting, RMRG - Mr. Jurrissen, Developer and fellow lot Owner, is proposing a sub-division of its remaining parcel into 10 lots; the parcel is a 246-acre tract sandwiched between the existing Drake's Creek and Unionville communities of RME. The sub-division impacts the HOA as it includes lots directly off RMEHA's West, Trillium and Rhodo Mountain Drive cul-de-sacs; two, two and three lots, respectively [the remaining lots are not proposed to use RMEHA's roads.] RMEHA and RMRG are working on an agreement to address the issues of HOA membership for the specific lots. RMRG is working towards township approvals of the sub-division; the township may require some amount of modifications and repairs to sections of RME's existing roads by RMRG in order to gain approval. The Board continues to carefully work on these and several other 'closeout' issues with RMRG and the township. Mr. Jurrissen's attorney, the Board and RME's counsel are working on these issues as part of the Global Agreement.
- Discussed the association working with RMRG on a proposal to enlarge the Rhodo Mountain Drive cul-de-sac as part of the township's requirements for RMRG's sub-division. The association would be compensated for the modification; RMRG would assume all costs associated with the modification. This issue is also anticipated to be part of the Global Agreement.
- Discussed the several inaccuracies in the association's Road and Common Area deed, prepared and recorded by RMRG in 2007 and 2008, namely, issues associated with West Drive cul-de-sac and Trillium Road East. This issue is also anticipated to be part of the Global Agreement.
- Election of a Board of Directors member
  - Upon the resignation of George Erath in September 2009, Jim Erb volunteered and was named interim Vice President by the remaining Board members, as provided for in the association's By Laws, completing Mr. Erath's term of office. Mr. Erb's interim term-of-office expired as of the 2010 Annual Meeting.
  - Ballots were distributed to those in attendance.
  - 20 [twenty] ballots were counted – all ballots from those in attendance and verified proxy votes were for Mr. Erb. Mr. Erb accepted the Board position.
- Unionville Road No Outlet sign - Mr. Price discussed that he has contacted PennDOT requesting they investigate the feasibility of installing a No Outlet sign on Unionville Road [a state road] just past Schoolhouse Road, to help cut down on the number of those cars, trucks and motorcyclists looking for a way to get down to, or cross over the Lehigh River, or are otherwise lost. Unionville Road continues past Schoolhouse Road for approximately 1.7 miles to a dead end at our Unionville entrance; there is a substantial number of vehicles that turn around at RME's entrance, or within the community. We anticipate PennDOT will look into this and follow-up on our request. We will update as we know more.

- Mailbox cluster boxes
  - The 12-box cluster box on the Drake's Creek side of RME is out of room.
  - It was discussed RMEHA could propose to the Post Office to take the existing 12-box cluster from Drakes Creek and move those to the Unionville entrance since the number needed on the Unionville side is smaller, then install a larger cluster on Drakes Creek. Mr. Price will discuss with the Postmaster. We will update as we know more.
  
- Emergency Response and 911 addresses
  - The Portello's [Lot 33] security alarm went off this past winter and the State Police had difficulty finding the property.
  - Most GPS mapping systems and emergency services rely on Google and Mapquest. Google maps and MapQuest had incorrect street names (old names prior to 911 renaming requirements). Google maps and MapQuest have been contacted and updated.
  - Mr. Price spoke with the township with regard to what happened and to try to ensure emergency services are able to find home addresses within RME whenever the need arises again. The State Police, Leighton Ambulance and Penn Forest Fire Department have been updated.
  - Based on the township's concerns with the Portello's incident, Penn Forest Township Code Enforcement drove around RME and noted that not all homes in RME had the required 911 address numbers displayed. The township has since sent out warning notices.
  - Check PennForestTownship.org website for 911 address guidance.
  
- Mr. Price mentioned that he brought and has made available copies of various HOA-related documentation that any Owner may be missing from their files. Reminder: All documents are available on the website on the Doc/Forms page.
  
- With no other questions or discussion, the meeting adjourned at approximately 12:00 PM.

Rhodo Mountain Estates Homeowners Association

Anthony Price,  
President

Jim Erb,  
Vice President

Brenda DeBellis,  
Secretary/Treasurer

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