VVG Homeowner’s Meeting June 16, 2021

Attendees-Board Members:

* Nathan Herr-President
* Tammi Grimm
* Kathy Davis
* Carol Miller
* Richelle Yoder
* Mike Womelsdorf
* Bill Strohm
* Dan Wyrick-Treasurer
* Laurence Wachs
* Les Gouffer

Homeowners:

* White Dogwood-Tami Holzel
* 62 Persian Lilac-Zakiyya Muhammed
* 32 Bill Dugan- Meredythe Schrom

Meeting Start: 7:00 PM

Meeting Location: 2 N Conley Lane, Etters, PA

PMI Representative: Carey Twigg, joined at approximately 8:20 p.m.

Homeowner Comments:

Tami Holzel- questions about pool opening

Answered by board: discussed that the board is looking at swim at own risk (SAOR), will need to sign a waiver, insurance options (does it fall within in policy contract, legal ramifications, liability issues, etc). Currently pending legal review by Austin Law (board’s attorney). There is apprehension of having the pool completely unattended. Attempting to find a pool attendant just to be present but would provide no life-saving measures.

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May Minutes- phrase about quarterly bills corrected to “January Sewer Bill”; Carol did not volunteer to check the deck; open discussion-would like part B to be corrected to include language referring to “performing work on community property during the removal of trees”

Pool Minutes: needs corrected that Dan Wyrick & Richelle Yoder were not in attendance

Laurence made motion to approve both sets of minutes, seconded by Les

All members approved passing of minutes with corrections

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Treasury Report: board is operating behind budget-need to verify what reserve fund the pool pump came out of-need to make sure it was allocated to correct reserve fund

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Pool Discussion

* In order to open Swim At Own Risk (SAOR)
* Insurance coverage (opinion on coverage from Brethren Mutual, Austin Legal, cost change)
* Discussed can SAOR exist in the absence of a pool attendant should there be no applicants • Electronic gate access may be needed/child lock on gate

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* The existing insurance carrier, Brethren Mutual, mandates “certain access controls” such as a locking gate. Recommendation is to increase insurance coverage to $3 million which results in a cost increase of $1,200.00.
* Need to request Sara Austin provide a legal opinion regarding waiver, insurance contract, risks/likelihood of a lawsuit
* Board decided to have PMI post a pool attendant position ASAP but no hiring until further discussion by board regarding SAOR option. Pool attendant will need to be 16 years or older based on PMI hiring requirement. Wage will be $11-$13 per hour
* Electronic Gate access is still being reviewed-contractors have said that they would not be able to start until late July
* Security cameras are already in place at the clubhouse but overwrite every 2-3 days. **To Do for Nathan regarding pool:**
* go back to Sara Austin regarding if insurance coverage is adequate based on risk of opening pool as SAOR, legal opinion about insurance coverage, what do SAOR signs for pool need to say, any specific language?
* Will have Carey with PMI post pool attendant job-will provide wage range of $11-$13
* Go back to Eric Kunkle to have him double check with Brethren Mutual to make sure we can open pool without locking gate if there is a pool attendant present
* Need to clarify about gate lever/electronic key access if there is a pool attendant-is a child proof lock required if there is a pool attendant present?
* Can Carey provide info on how many signs are needed for SAOR

**Vacant Board Seats**

*Nomination made to make Les Gouffer vice-president and Richelle Yoder secretary. Motion made by Dan Wyrick, and seconded by Laurence Wachs. No opposition*

**Lawn Contract Bid**

Mitchells Lawn Care-$42,025 for annual lawn contract. 3 year contract presented. The board would like to see if they are interested in a one year contract-Carey will reach out to Mitchell’s.

**Action Items with Carey, PMI**

* Women’s restroom at Clubhouse building

There is a quote from Central Penn Plumbing to replace 2 toilets for $945 but does not appear to include any fix for the fill valve. Bill Strohm is going to look at the toilets prior to committing to Central Penn Plumbing as it may just be a fill valve/water pressure issue versus a new toilet issue

* Nathan advised to post pool attendant position but cannot hire until board decides if we are doing SAOR, pending approval from Sara Austin on SAOR signs prior to ordering
* Richelle Yoder will work on trash can enclosures
* Electronic Fence

• Frank Belkins with Lo V systems-no official quote but possibly around $22k which includes the courts & pool plus new security system with cameras • Unnamed vendor (pending info from Laurence)

* Clubhouse needs new smoke detectors as they are missing. Laurence will check to see how many we need and purchase and submit to PMI for reimbursement

Meeting Adjourned at 8:56 p.m.