

Knob Hill Homeowners Association Minutes Board Meeting May 16, 2016. The meeting was held at the home of Zemonia and Jerry Atto.

Attendees: HP Culp, Dave Richter, Miranda Piersol, Stephan Bushon, Neil Woelke, Zemonia Atto and Madeline Harris.
Excused: Laura Culp Guest: Ryan Read

The meeting was called to order: 7:30 pm. Minutes from the March 8, 2016 board meeting were approved.

President's Report: HP introduced the guest to the Board meeting. Ryan Read has volunteered to create a new website for the Subdivision. His suggestions follow, under new business.

HP then went on to report that the commercial vehicle being consistently parked a residential driveway has been re-addressed by the Township.

He asked if there had been any further work to complete the cabana being built in the neighborhood and the report was that there has been no additional construction since last summer. He will contact the Township to enquire what options are available to the Subdivision to both complete and landscape the building, or have it removed. The Board unanimously agreed that the Board preference is that the building be removed, especially since there is no longer a pool on the property.

HP will make sure the Oakland Township Road Commission is contacted regarding the drainage issues along Hoit Tower and Van Ness Drives.

HP brought the attention to the Board regarding the remaining piece of split rail fencing that has stored by the Gershes since last spring. He has paced off the southwest entrance and believes the fencing pieces will work well along the sidewalk there on the west side. A number of neighbors have agreed to work together to install the fence.

Treasurer's Report: Dave reported that there have been few expenses since the previous Board meeting. Several homeowners have paid their dues. The balance in the account is \$4,185.97.

Committee reports:

- **Architecture:** No homeowners have contacted the committee since the previous board meeting.
- **Communications:** The draft of the newsletter was reviewed and a few changes were made.
- **Maintenance:** Laura reports that we have contracted with A-OK lawn mowing services who have already begun mowing over the past month. They also completed a spring cleanup of the entrances and courts. They were a referral from one of our neighbors.
Laura also reported she is working with A-1 Organic Lawn for getting rid of the noxious weeds using solutions that are less toxic to children, dogs, cats, and the pollinators such as bees, butterflies, and hummingbirds.
In addition, she will order a tree to be planted on Fairmont Hill Court to be planted after Memorial Day.
- **Social:** Zemonia reported a new event, a popsicle gathering in the evening on the last day of school, June 17. Dates were selected for the Friday evening happy hours, and the summer block party. A separate meeting was suggested for further planning and it will take place June 1st.
- **Welcoming:** Stephan has visited every home of new neighbors that we are aware of.

New Business: Ryan Read showed the Board a test site for a new webpage for the subdivision. He asked the Board for features he should build into the site. He will begin building it soon, and will circulate a test site for review.

Neil reported on some of the covenants that were in place when the Subdivision was built and wonders if the newer houses on the south side of Mark Hopkins should be part of our Subdivision. He and HP will do some investigation.

Next meeting is scheduled for July 6 at 7pm at Lara and Stephan Bushon's home.

Adjourned 9:15 PM

Respectfully submitted, Madeline Harris, Secretary