



**Board Meeting Minutes**

**7:00 PM June 28, 2023**

**Minutes recorded by:  
Ryan Neenan**

Reorganization Meeting

**Board Members Present:**

President – Tom Regenski;  
Vice-President – Mary Ann Lewis;  
Secretary – Ryan Neenan;  
Treasurer - Alissa Weiss;  
Alternates - Bob Geis, Ellen Geis

**Not Present:**

Sgt Arms - Lou Lombardo;

**Others Present:**

Rebecca Rivera, ARC Committee

1. Call to Order: 07:08 PM.
  - a. The meeting was called to order by President Regenski.
2. Approval of Minutes
  - a. Motion: Weiss, Seconded Regenski
3. Reorganization
  - a. Lombardo via email wishes to remain Sgt at Arms. Weiss, Lewis, Neenan, wish to stay in their positions. Tom will remain as president.
4. NPDES
  - a. Email from Kiley – the PCCD says we have reached our 15-acre limit under our current NPDES permit. It is our belief that we were told that should we go over, we could pay for acreage over the limit on a case per case basis.
  - b. Neenan will contact PCCD, Weiss will speak further with Kiley to find out more information. Will attempt to schedule a short meeting with Kiley before meeting with PCCD on 7/17.
  - c. Meeting tentatively scheduled for July 17<sup>th</sup> with Kiley, PCCD and DEP regarding this situation and the future renewal.
5. Rules and Regulations
  - a. The board discussed the possibility of creating a Rules and Regulations Committee. Lewis will tentatively help lead this possible committee. An email will be sent to elicit other volunteers to join the committee. The board agrees that most of the POA wishes to keep a minimal number of rules and regulations.
  - b. Discussion of Possible Future Rules:
    - i. Garbage Can Issues – one particular issue with an owner on Blue Heron Way. Neenan will draft a letter regarding Covenant 6.02(g). Future specific rule may be necessary.
    - ii. Animal Waste
    - iii. Spring Thaw Rules regarding construction vehicles
    - iv. Construction Limitation on Weekends, especially Sunday
    - v. Real Estate Signs – should they be allowed?

- c. These and other possible rules will be discussed further in the future by the committee, with the intention of eventual discussion and possible ratification by the board.
6. B. Geis – retaining structures around the community might need attention, especially regarding trees. Weis will inquire about this with Kiley.
7. Adjournment 08:17 PM
  - a. Motion by Neenan, Seconded Weiss

With Respect,

Ryan Neenan

Secretary