

**Ithan Mills Homeowners Association Annual Meeting**  
**June 2, 2009**  
**Ithan Elementary School**

**Welcome: Roy Perry, IMHA President**

President Roy Perry opened the meeting at 7:35. He welcomed those in attendance and introduced the board members present at the meeting.

**Treasurer's Report: Mark Seiler**

Mark explained that our fiscal year runs from March 31<sup>st</sup> to March 31st. He distributed FY2009 income statement and walked through some of the expenditures. He stated that IMHA operates on a cash basis. There are no outstanding bills as of 3/31. This year's dues will remain \$100.

There was \$100 extra from a carryover from last year. We saved some money last year on the grass cutting item due to missed cuts. That should not occur this year as we have engaged a new service, Bryn Mawr landscaping.

Mark reviewed the expenses line by line. He presented the budget for fiscal year 2010. He also explained the budgeting rule that the board is presently operating under:

The budgeted ending balance should be within a range of \$8000 to \$18000. If at 3/31 the cash on hand exceeds \$18,000.00, forgo annual dues for one year. If for 2 consecutive years, at 3/31, the cash on hand is below \$8000, consider a dues increase.

**Robert Bruce Builders – Robert Bruce**

Roy introduced Robert Bruce who is developing Hay Market Entrance, Lot #1, presently under construction.

Mr. Bruce provided a handout with information regarding the current state of real estate sales in Radnor. This year 71 houses sold at an average of \$626K. Last year 90 were sold at an average of \$679K. Only 2 houses in Radnor are presently under construction and for sale under \$1M. The average is \$1.7M. The house on Lot #1 will be open starting next Sunday.

Jane Rosen of 42 Haymarket asked if the home on lot 1 has a basement. - Yes it does.

House on #4 – is long and narrow – Mr. Bruce distributed out a plan and profile rendering of the proposed home.

The remaining lot is still owned by Leon Kazanjian.

There is no garage – constrained by the lot size and shape – there will be off street parking.

RB will start building the 2<sup>nd</sup> house, Lot #4, as soon as the first is sold.

### **Haymarket Entrance Project Recap – Lauren McClure**

The project is complete. Leon Kazanjian granted a permanent easement for the work. Some shade loving plants from the Drakes Drum Drive Entrance to Haymarket entrance where they are better suited.

Zach Conen – Will the costs stay the same? Answer: The maintenance levels are expected to stay at the levels that they are at now. The board has hired Bryn Mawr landscaping which we have been very happy with.

Kathy Watson thanked the board for their efforts on this project

Q -Will the insurance costs go up with the new houses? A-Insurance is only for the common ground. There was an overall \$250 increase per year in the insurance costs to cover the entrances

A neighbor commented that the sign needs to be fixed at the intersection of Drakes Drum and Haymarket. Board will investigate.

### **Window & Gutter Cleaning – Lucy Weiss**

The window and gutter cleaning efforts were successful. The Gutter guys provided an estimate of \$93.75– 14 people signed up.

11 people signed up for the window cleaning – The estimates varied with the number of window. Lucy received positive feedback from the participants.

Lucy ended with a request for suggestions for other bulk services. It was suggested to redo the driveway sealing. We intend to do it again next year. (2 years between coats)

### **Storm water Basin Update – John Zarsky**

The storm water detention basin along Clyde Road has been reconstructed as a condition for the construction of the new homes under construction and proposed near the intersection of Haymarket and Clyde Road. Although this basin has always been within IMHA property nothing was done to maintain the basin and over the years the accumulation of silt and debris has significantly reduced its capacity. The reconstruction basically consisted of excavating the accumulated silt and replacing the outlet structure. The IMHA is responsible for maintaining this structure. The board has contacted the

township to determine if construction has been completed and the final inspection/approval given. To date we have not received a response but will follow-up. The amount of maintenance that may be required in the future will likely be more apparent after the summer and fall seasons.

### **Haymarket Entry Lighting – Alan Rhode**

The DDD entrance sign is well lit by an existing street light. The street light at the Haymarket entrance is on the opposite corner so there is less light reaching the new sign. At the request of the board Alan conducted a very preliminary investigation into the costs of potentially lighting the sign. A preliminary worksheet was distributed at the meeting. A preliminary “guesstimate” of \$5k would include fixtures as well as connect to and running power to the fixtures. A more definitive number could be developed by working with a contractor or lighting designer.

This was only a preliminary investigation started as a result of input from various neighbors. The next step is a general discussion to determine if there is interest in further pursuit of this project. To facilitate this IMHA will establish a Yahoo discussion group. Zach Conen will set up and moderate it. Further information on the discussion group will be sent out at a later date.

### **IMHOA By-laws Revisions – John Zarsky**

John Zarsky gave a brief description of the Bylaws and the reasons behind the revisions. The existing by-laws can be modified by a simple majority vote. The proposed revisions provided for a mandatory notice period and a 2/3 majority to amend them. Changes were also recommended to finalize the slate for board members 2 weeks prior to the annual meeting.

A motion to approve the bylaws as distributed was made and seconded. The motion passed. (The revised bylaws have since been posted on the Ithan Mills web site.)

### **Board of Directors Election**

A slate of nominations was presented to the meeting. There are 3 new candidates running for the board. Each introduced themselves. As per the by-laws we are following the staggered election system established at last year’s annual meeting.

1 year term: Lauren McClure, Lucy Weiss

2 year term: Tom Ledbetter, John Zarsky

3 year term: Zach Conen, Bill Landes, Wai Chang

Terms ending: Roy Perry, Mark Seiler

The nominees were elected by a unanimous vote.

### **Other Matters of Interest**

Judy Zon asked if the 215 Drakes Drum Drive property been sold. – A sheriff's sale was schedule for May but has been postponed to July.

Judy Zon also asked about the barking dogs at the corner of Haymarket and DDD. It was recommended that discussion continue directly with the dog owners.

Marc Goldberg– Asked about what appears to be a commercial business being run out of the Drakes Drum Drive cul-de-sac and if this was allowable under township zoning laws. It was suggested that this should be taken up by any concerned member with the neighbor directly or with the township.

Marc also reminded the group that one of the recommendations of the Weitzman report was upgrading the street lighting and suggested the board again investigate. – Preliminary investigations indicated that there would likely be significant costs to IMHA if implemented. The board will discuss at their next meeting.

The meeting was adjourned at approximately 9:20.

Submitted: John Zarsky, Acting Secretary