

# **Robin Hood Lakes Lot Owners Association, Inc.**

## **Special Election Meeting Minutes January 19th, 2024**

- 1. Pledge of Allegiance**
- 2. Meeting is called to order at 6:07 pm.**
- 3. Roll Call of Directors:**

Anthony Lilli (present)	President
Jamie Lemon (present)	Vice President
Jamie Lemon (present)	Treasurer
Veronica Anderson (present)	Director
Emily Burke (absent)	Director
Rodger Halterman (present)	Secretary
	Director
	Director
	Alternate Director

**4. Tony announced the results of the special election. Veronica Anderson and Rodger Halterman had been voted on by the board to serve the remainder of terms left vacant when former board members resigned. This special election came about after consultation from our attorney and was decided by a majority vote of the board of directors. Veronica received 67 votes and Rodger received 60 votes. They have now been voted on by lot owners in good standing and will continue serving on the board, with their terms ending in September of 2025.**

**Jamie made a motion to adjourn.**

**Veronica seconded the motion. Motion carried.**

**Adjourned Meeting at 6:09 pm.**

**Minutes Submitted By: Rodger Halterman**

# **Robin Hood Lakes Lot Owners Association, Inc.**

## **General Membership Meeting Minutes March 9th, 2024**

- 1. Pledge of Allegiance**
- 2. Meeting is called to order at 10:09 a.m.**
- 3. Roll Call of Directors:**

Anthony Lilli	President
Jamie Lemon	Vice President
Jamie Lemon	Treasurer
Veronica Anderson (absent)	Director
Emily Burke	Director
Rodger Halterman	Secretary
	Alternate Director

Guests: N/A

- 4. Minutes from the December General Membership Meeting**
  - a. Rich Snyder objected to the minutes since they did not include a reference to his motion to vote on the frequency of cleaning the clubhouse.
  - b. Emily moved to accept the minutes, Rodger seconded, motion carried.
- 5. Treasurer's Report:**
  - a. Jamie presented the treasurer's report.

b. Klaus Pest questioned moving the up the date for dues. Jamie explained this was done so people would be less likely to forget about them, and that a payment plan was available for people who need more time. Rich Snyder also objected to the date being moved up. Tony pointed out that no penalties were being assessed for being late. Jamie stated that the due date will be revisited by the board.

c. Zach Flyte questioned treasurer about adding in lines on the budget showing the different accounts that the money comes from, he believes it may have changed the appearance of the budget to make it more equal rather than being over budget. Jamie replied that she will check with our bookkeeper to see if there's any way to adjust the budget for the future.

## **6. Old Business:**

- a. Bruce Anderson asked to put a bin of some kind on the bulletin boards to hand out flyers that people can take home. Board decided not to proceed with this item.
- b. Scott Meckes asked if we could use an RHL owned lot for debris and leaf collection. Tony replied that this is not permitted by our rules.
- c. Fall trout stocking - Review 2024 changes to PA fish and boat rules as they affect trout stocking and fishing. PA now permits trout fishing in commonwealth inland waterways up to the end of the year, but it is catch and release only.

## **7. New Business:**

a. Review proposed changes to rules and regulations – Rodger reviewed proposed changes as they affect fishing. 1. Remove reference to fishing out of season and replace with reference to abide by PA fish and boat commissions regulations. 2. Trout stamp to be required for fishing at Lake #2 but not at Lake #1. 3. Creel limit to be three trout, not three fish. 4. No largemouth bass may be kept from either lake. Tony read other proposed changes. 1. Buttons will no longer be issued to members in good standing. 2. No person may enter the clubhouse with

a firearm. 3. Pets not permitted on any sports court. 4. No glass containers permitted on sports courts. Rich Snyder question how we intend to enforce use of our facilities by non-members or members not in good standing without buttons. Tony replied that buttons were not effective in this regard. Rich then objected to a ban on firearms in the clubhouse and maintained that we would be opening ourselves up to liability.

b Tony then reviewed proposed changes submitted by members. One member made the following three suggestions: #1 Suggested a permanent burn ban. #2 Suggested a noise ordinance. #3 Suggested limits on outside lights. Items #1 and #2 are covered by Township ordinances. Item #3 will not be pursued due to difficulty in enforcing. Another would like to allow UTV's in addition to golf carts. Tony checked with our insurance carrier, and this is not permitted under our current policy. Another member proposed opening the swimming lake to fishing all year. Many members in attendance voiced opposition to this and it will not be adopted. Tony reiterated that all membership input will be discussed by the board before any changes are made.

## **8. Report of Directors:**

a. President – Tony has been trying to line up a contractor to install the playground equipment and to extend the basketball courts to full court with two additional backboards and two addition hoops. Arrears collection process is ongoing. First case was decided in our favor and six more will be filed this month. Klaus Pest suggested that a provision be added to the by-laws that a member cannot rent a property if they are not in good standing. Tony mentioned that one of the reasons that we are over budget is that we are correcting things ignored by previous boards. Linda Riddell objected to Tony talking about previous boards. Zach Flyte also objected and stated that some recently done electrical work was not in accordance with code. Tony replied that all electrical work was inspected and passed by the township. Tony also explained that attorney's fees were high due to

members' complaints. Rich Snyder replied that if we followed the rules there would be no complaints.

- b. Vice President –
- c. Roads –
- d. Bldgs. and Grounds –
- e. Lakes –
- f. Entertainment/Events – Easter egg hunt and lunch will be held the Sunday before Easter. Fishing tournament will be held on opening day, April 6<sup>th</sup>.

#### **9. Open to Floor to Lot Owners who are in Good Standing.**

(One speaker at a time with a five (5) minute limit-Please state your name to be recorded by Secretary)

- a. Robert Kolbach proposed no fishing at the swimming lake.
- b. Klaus Pest complained about dogs running loose. Tony replied that this is already in the rules, and he needs to fill out a complaint form for the board to act.
- c. Rich Snyder asked why there was no election held in September of last year. Tony replied that no one had submitted intent to run forms by the deadline. Rich insisted this is not correct.
- d. Zach Flyte questioned if the board was aware of a new state regulation requiring submission of a notice of stocking (NOS) before we can stock the fishing lake. Rodger replied that we are, and that he needs call the state for clarification of some provisions.

**Tony made a motion to adjourn.**

**Jamie seconded the motion,  
all in favor. Motion passed.**

**Adjourned Meeting at 11:45 a.m.**

**Minutes Submitted By: Rodger Halterman**

# Robin Hood Lakes Lot Owners Association, Inc.

## General Membership Meeting Minutes June 8th, 2024

1. Pledge of Allegiance
2. Meeting is called to order at 10:05 am.
3. Roll Call of Directors:

Anthony Lilli (absent)	President
Jamie Lemon	Vice President
Jamie Lemon	Treasurer
Rodger Halterman	Secretary
Emily Burke	Director

Guests: N/A

### 4. Minutes from the March General Membership Meeting

a. Jamie read the minutes, Hal Touni motioned to accept, Rodger Halterman seconded, motion passed.

**5. Treasurer's Report:** Jamie presented the treasurer's report. -Don Burger requested that the report show dues billed in lieu of budgeted amount. Jamie explained that, since we know that we will not collect all of the dues owed, it does not make sense to enter the amount of dues billed as the budget income from dues.

## **6. Old Business:**

- a. Trout stocking – Rodger Halterman announced that a second trout stocking took place in mid-May.
- b. Water issues - We are continuing to follow this issue.

## **7. New Business:**

a. Election - Jamie reported that no intent to run forms had been received. Of the four current directors, three have terms which will expire in September. If there are no nominations, we would have one director left who is not willing to serve as a one-man board. We have met with our attorney, who said that if this happens, the court would appoint a receiver who would then hire a management company to take over operation of the HOA. The management could impose its own bylaws and rules, and dues would likely go up dramatically. He advised that we avoid this situation if at all possible.

## **8. Report of Directors Reports:**

- a. President – no report
- b. Vice President – Ten suits have been filed with magistrate so far. Some of the claims have been disallowed because they are too old.
- c. Roads – no report
- d. Bldgs. and Grounds – Rodger reported that a price has been received for installation of the playground equipment. Jamie asked the members present if they were in favor of going ahead with the work. No one was opposed.
- e. Lakes – Rodger reported that prices for adding sand had been obtained. New first aid kit has been purchased. We are looking into a new pole for the sheppard's hook.
- f. Entertainment/Events – Jamie asked for volunteers to help with a late summer picnic.

## **9. Open to Floor to Lot Owners who are in Good Standing.**

(One speaker at a time with a five (5) minute limit-Please state your name to be recorded by Secretary)



1. Rich Snyder questioned if the rule prohibiting carrying firearms on Association property was being adopted. It is not.
2. Rich Snyder expressed his displeasure with the new rule that riding mowers cannot be operated on association property and with the warning he has received. Jamie explained that this is an insurance regulation, and we cannot change it.
3. Rich Snyder questioned why Tony was reimbursed \$900 without a receipt.
4. Cathy Schoch mentioned that people were going onto private property to take videos of dogs barking. Jamie responded that we do not condone trespassing on other people's property.
5. Don Burger claimed that Zito collected more back dues than subsequent boards.
6. A discussion took place regarding people have been fishing at the swimming lake without licenses. Jamie and Emily confirmed that they have also seen this. Rich Snyder pointed out that we can call the fish and boat commission and that they can issue fines for this.

**Hal Touni made a motion to adjourn.  
Emily Burke seconded the motion  
all in favor. Motion passed.**

**Adjourned Meeting at 11:15 a.m.**

**Minutes Submitted By: RDH**

# **Robin Hood Lakes Lot Owners Association, Inc.**

## **General Membership Meeting Minutes September 14th, 2024**

- 1. Pledge of Allegiance**
- 2. Meeting is called to order at 10:00 am.**
- 3. Roll Call of Directors:**

Anthony Lilli (absent)	President
Jamie Lemon (absent)	Vice President
Jamie Lemon (absent)	Treasurer
Rodger Halterman	Secretary
Emily Burke (absent)	Director

Guests: N/A

- 4. Minutes from the March General Membership Meeting:** not discussed
- 5. Treasurer's Report:** No report
- 6. Old Business:** No old business was discussed.
- 7. New Business:**

- a. Election – Rodger presented the results of the election. Don Berger received 53 votes. Stu Scott received 53 votes. Cathy Schoch received 44 votes.
- b. The meeting was temporarily adjourned for the new board members to select positions and responsibilities.
- c. Cathy Shoch will be the new president and events director. Rodger Halterman will be the new vice president, secretary, and lakes director. Don Berger will be the new roads director, Linda Riddell will be the new treasurer, and Stu Scott will be the new buildings and ground director.

#### **8. Report of Directors Reports:**

- a. President – no report
- b. Vice President – no report
- c. Roads – no report
- d. Bldgs. and Grounds – no report
- e. Lakes – no report
- f. Entertainment/Events – no report

#### **9. Open to Floor to Lot Owners who are in Good Standing.**

(One speaker at a time with a five (5) minute limit-Please state your name to be recorded by Secretary)

1. Chris Jones asked if there would be a fall trout stocking this year. Rodger responded we had already had a second stocking in late May instead of a fall stocking. This is in line with the state's stocking schedule and allows anglers to keep fish from the second stocking.
2. Scott Clark questioned if the board was concerned about safety during the Halloween party and treat or treat in view of recent events. Cathy responded that the trunk or treat will be held at the clubhouse this year instead of on the roads near her house.

3. Veronica Anderson suggested monthly pot lucks.
4. Ian McGowan requested the percentage of people in arrears. He suggested that we publish a list of people who have paid their dues and offer some form of recognition with the idea of shaming people whose names were not on the list. Ian also asked if attorneys were involved in going after back dues. Rodger explained that the first step in collections is to go before a magistrate. This can be done without involving attorneys. If the case is decided in our favor at the magistrate level and the defendant does not pay, we have the option of pursuing them in common pleas court which does involve attorneys.

**Cathy made a motion to adjourn.**

**Rodger seconded the motion**

**Motion passed.**

**Adjourned Meeting at 10:40 a.m.**

**Minutes Submitted By: RDH**

**Robin Hood Lakes Lot Owners  
Association, Inc.  
General Membership Budget Meeting  
Minutes  
October 25th, 2024**

- 1. Pledge of Allegiance**
- 2. Meeting is called to order at 7:04 p.m.**
- 3. Roll Call of Directors:**

Cathy Schoch	President
Rodger Halterman	Vice President
Linda Riddell	Treasurer
Rodger Halterman	Secretary
Stu Scott	Director
Don Burger	Director
	Director
	Director
	Alternate Director

- 4. Treasurer's Report:** Review the proposed budget for 2025.
  1. Linda gave amounts in the various accounts: \$92,827.48 in checking; \$39,026.26 in capital improvements; and \$68,567.19 in reserve.
  2. The budget comparison as distributed to the membership included a typo in the first line. The 2024 dues collection should be \$119,836.00, not \$199,836.00.

3. Linda reviewed the line items that have changed between the 2024 and 2025 budgets.
4. Hal Touni questioned why the roads budget is lower than if had been in the past. Don Berger replied that money had not been spent on the roads in the recent past and that is one of the reasons why the checking account balance is so high. That money will be used for road maintenance. Don stated that the cost for repaving the entrance road from 534 to the mailboxes on Queens Way would be approximately \$55,000.

**5. Open to Floor to Lot Owners who are in Good Standing.**

(One speaker at a time with a five (5) minute limit-Please state your name to be recorded by Secretary)

1. Cathy stated that this meeting is only for discussing the budget and requested that the members present stick to that topic.
2. Jeffery Witt asked if we were shifting money around to try to balance the budget with the same income. Linda replied yes.
3. Hal Touni stated that we will have to raise dues eventually.
4. Jeffery Witt asked what our collection rate is. Don responded that it is approximately 90%.
5. Cathy stated that we have lost money by not following up on overdue HOA fees. Hal asked for clarification if we have actually lost money or if there was still money to be collected. Rodger replied that the answer is both. Once judgement has been rendered in our favor at the magistrate level, the defendant has a certain amount of time in which to pay. If he does not, the association has a certain amount of time to pursue payment in common pleas court. If the association does not file within that time period, the money is lost. This has happened in the past as Cathy said. There are, however, cases in which there is still time and we are actively pursuing them.

6. Cathy re-iterated that the meeting was only for discussion of the budget and asked if there were any more comments or question on the budget. There were none, so she moved to adjourn.

**Cathy made a motion to adjourn.**

**Stu seconded the motion**

**Adjourned Meeting at 7:24 p.m.**

**Minutes Submitted By: RDH**

# **Robin Hood Lakes Lot Owners Association General Membership Meeting Minutes December 14th, 2024**

- 1. Pledge of Allegiance**
- 2. Meeting is called to order at 10:05 am.**
- 3. Roll Call of Directors:**

Cathy Schoch	President
Rodger Halterman	Vice President
Linda Riddell	Treasurer
Rodger Halterman	Secretary
Stu Scott	Director
Donald Burger (absent)	Director

Guests: N/A

- 4. Approval of the minutes from the September General Membership Meeting:** Minutes of the September meeting were distributed to the members in attendance. There were no objects. Rodger moved to accept, Cathy seconded, motion carried.
- 5. Treasurer's Report:** Linda presented the treasurer's report. Linda moved to accept the report, Cathy seconded, motion carried.



## **6. Old Business:**

a. Arrears collection efforts. Cathy explained that we will continue to pursue back dues and fines which will require attorney's fees and asked for members' comments. No one was opposed. Cathy moved to go forward with this approach, Rodger seconded, motion passed.

## **7. New Business:**

- a. Discuss new sign rules. Rodger confirmed the new sign rule does not agree with the covenants, which states that "No signs of any type, including sale signs, shall be erected or maintained on the premises." He proposed to revise the rule to agree with the covenants and add a definition of signs as provided by our attorney. The definition defines a sign as "a means of conveying information, as a name, direction, warning, or advertisement that is prominently displayed for public view and that consists of letters, or symbols inscribed or mounted on wood, metal, paper, or material; a traffic sign, a store sign, a danger sign." Under this definition, flags are considered signs. Specifically exempt are the American flag, state flags and service flags. Rich maintained that the PA supreme court has ruled that flags are not signs. Rodger agreed that the covenant should be changed and will look into how that can be accomplished.
- b. Discuss new firearms rules. Rich maintained that the development is private to non-residents but is public as far as residents are concerned, and the association therefore cannot enforce rules restricting the otherwise legal carrying of firearms. This is counter to what we have been told by the association's attorney. Rich then asked how we intend to enforce the new rules. Rodger said that this had not been discussed by the board, but his opinion is that it would only be enforced if a board member actually sees a firearm.

- c. Discuss changes to the fishing tournament. A later date was proposed for the children's fishing tournament due to cold weather on opening day the last two years. It was proposed that the date for the tournament should coincide with the second trout stocking which took place in late May last year. The fishing lake would be closed to all fishing for the week prior to the tournament and only children would be allowed to fish on the day of the tournament.

## **8. Report of Directors Reports:**

- a. President –
- b. Vice President – no report
- c. Roads – no report
- d. Bldgs. and Grounds –
- e. Lakes – Rodger proposed that a meeting be held at the clubhouse for all members who are interested in fishing to go over the RHL rules. A representative for the PA fish and boat commission would also be invited to review state regulations as they apply to us. He also explained that we had sent an email to the membership asking for volunteers to serve on a lakes committee and that we had only two responses.
- f. Entertainment/Events – Cathy requested that anyone with children coming to breakfast with Santa register today to make sure we have enough gifts. The fire truck will take Santa around the development starting at 9:00am. We will have a "Light the Night" contest for best outside holiday decorations with judging a few days before Christmas. A chili cook off has been proposed for January. Cathy asked for volunteers to help.

## **9. Open to Floor to Lot Owners who are in Good Standing.**

(One speaker at a time with a five (5) minute limit-Please state your name to be recorded by Secretary)

1. The board had a meeting with some concerned members regarding the new rules and we will discuss their concerns with the association attorney. We then asked if there were any further comments from the members in attendance.
2. Blake Schiller asked how many incidents there had been of residents complaining about lack of restrictions on carrying firearms. Cathy replied that she had received five in the last three months.
3. A resident who did not identify himself asked why we felt it necessary to open this can of worms. Cathy replied that we are trying to make everyone feel safe.
4. Another member wanted to take a vote among the members present regarding the firearms rules, but there was not a quorum of members present.
5. Cheryl Berry requested that a speed bump be installed on King's Way just west of Queen's Way.

**Stu made a motion to adjourn.**

**Rodger seconded the motion**

**Motion passed.**

**Adjourned Meeting at 11:16 a.m.**

**Minutes Submitted By: RDH**