

Robin Hood Lakes Lot Owners Association, Inc.

General Membership Meeting Minutes

MARCH 5, 2022

1. Call to Order:

Chris Bujnowski called to order the Membership Meeting of the Board of Directors of Robin Hood Lakes Lot Owners Association at 10:15 a.m. on Saturday, March 5, 2022 in the Club House.

2. Pledge of Allegiance was said.

3. Director's/Officers Present:

Chris Bujnowski..... President
Stuart Scott.....Vice-President
Jeffrey Witt (ABSENT).....Treasurer/Secretary
Donald Burger.....Director
Anthony Lilli.....Director
Cathrine Schoch.....Director
Zachary Flyte.....Director

Guest: Robert M. Zito, Lighthouse Property Management, Financial Consultant

4. Minutes of Previous Meeting:

Stuart Scott made a motion to approve the minutes of the December 4, 2021, Board of Directors Membership Meeting. Donald Burger seconded the motion, all in favor. Motion passed.

5. Treasurer's Report Stuart Scott made a motion to accept the report, year end 2021 to March 1, 2022. Donald Burger seconded the motion, all in favor. Motion passed.

6. Old Business: See attached spreadsheet for status of Projects.

a. The question was addressed regarding plowing. Snow plowing will be done as service can be provided.

b. Bids for snow removal were received. Green's has been awarded the bid for 2021-2022.

7. New Business:

a. **Saturday, June 11, 2022 at 10:00am at the Clubhouse was proposed for the next General Membership meeting.**

8. Reports from Directors:

The Directors' Report was read at this meeting.

9. Open to Floor: For Relative Questions/Remarks from Home Owners:

(One Speaker at a time with a five (5) minute limit)

The following includes items/issues brought up by Members:

- a. Linda R. inquired about camera work at clubhouse, what was spent and done. Chris responded, 3 new cameras and work is not done yet
- b. Steph F. asked where the agenda was for the meeting. Chris went and printed it out for the members who were present
- c. Dave J. expressed that he expected an increase in dues. Robert Zito stated that there hasn't been an increase since 2012
- d. Rich S. Asked if there would be passes issued to members for RHL amenities. Chris responded, we are discussing that
- e. Linda asked, where is Angela. Chris responded that she resigned and we are looking to temporarily fill the position by Zach, Cathy or Tony
- f. Kathy, why was no letter of resignation from Angela sent out, similar to when Joan retired. Chris stated it was overlooked and it came via text and we can provide for the text message to be sent out and will ask Jeff to send it out to community. Kathy asked, when did she resign and why was there no notification to the community. Donald stated she resigned January 11 and Chris stated it was overlooked
- g. Sherry/Kevin asked how long was she here? Donald answered she was hired in September
- h. Linda R. asked, did we ask the previous manager Joan, to come in and train a new candidate once hired. Chris answered not as of yet.
- i. Bill F. stated, so only one bid was received for snow removal?? Donald replied, yes, Green's.
- j. Rich S. asked what are we being charged? How are hours being charged? Donald responded we are still being charged \$85 for snow plowing/cindering using our own cinders. Rich began disputing hourly rate for cindering and asked if we are being charged hourly for travel time?
- k. Robert Zito stated in regards to cost this winter, it's a little lower than normal thus far
- l. Rich S. asked again why he can't be shown the deed to the clubhouse?
- m. Rich S. asked who pays taxes on donated property? Donald replied, go to the courthouse and get an attorney to speak with HOA attorney. Donald produced 15 properties, all class 6 and the list was given to members present

- n. Dave J. asked about homes in rough shape and if there is something RHL can do(a fire at a home with no water with potential illegal activity) Tony responded it could be a township issue or if illegal activity going on to call the police
- o. Steph F. stated that members in the community feel unheard(referenced her letter of grievance sent via email on January 15, 2022.) She feels as though this has been ignored and hasn't gotten any response from the board even after asking the board 3 times. Why is there still no response? Why is the FB page not ours? No official response was given by the board. When will the speed bumps be looked at? Chris and Donald remarked that they will be ground down in the spring
- p. Steph F. stated not enough parking at the bus stop and can we make more room. There was no response. Is the Buck Lane issue resolved? Donald responded, no, the surveyor as of yet, haven't gotten confirmation of time to do it
- q. Steph F. asked about the petition for the playground and what discussion was happening for that new playground. Also referenced letter from our insurance provider and Chris stated we need to be compliant for swing sets. It's possible that Joan withheld the correspondence from our insurance provider. We have to be safety compliant for swing set and playground equipment.
- r. Rich S. asked if we can start process of changing by laws. Kevin stated that Appletree wrote our bylaws to "save our community". Rich brought up motion to proceed on changing by laws, Steph seconded it. 13 voted in favor, opposed were Dave, Linda and Elizabeth.
- s. Rich S. during elections why do we not also vote for officers of the board? Chris answered, it's in our bylaws that officers are appointed by the board of directors, to change bylaws you need a 2/3 populace
- t. Bill F. asked, who is now president and vice president since the agenda that was handed out was outdated. Chris stated that he was president and Stuart was vice president

There being no further business, discussion, questions or concerns from the community

Stuart Scott made a motion to adjourn the general membership meeting. Donald Burger seconded the motion, all in favor. Motion passed.

Adjourned Meeting at 11:40 a.m.

Minutes Submitted By: Zachery Flyte and Anthony Lilli

Robin Hood Lakes Lot Owners Association, Inc.

General Membership Meeting Minutes

June 11, 2022

1. Call to Order:

Cathy Schoch called to order the General Membership Meeting of the of Robin Hood Lakes Lot Owners Association at 10:18a.m. on Saturday, June 11, 2022 in the Club House and followed by the Pledge of Allegiance.

2. 28 Members signed

3. Director's/Officers Present:

Cathrine Schoch..... President
Anthony Lilli..... Vice-President/ Treasurer/Secretary
Zachary Flyte.....Director
David James _____ Director

4. Minutes of Previous Meeting:

David James made a motion to approve the minutes of the March 5, 2022 General Membership meeting, Tony seconded, all were in favor

5. Treasurer's Report

Will be addressed at future meeting

6. Old Business: See attached spreadsheet for status of Projects.

a. There has been much discussion on snow plowing including but not limited to billing, checks and balances on hours of operation and accountability and lack of snow plowing contract for the past 4 years. Rich questioned specific dates of snowfall in regards to hours that RHLLOA was charged for plowing and snow removal. Steve began to talk about his experience with snow plowing. Tony began to address the community in regards to dealing with the vendor and passed out a copy of a recent bill from February 2022. Tony further attempted to find out what RHLLOA's checks and balances and accountability for said bill only to find out that there weren't any. Donald began to address the snow plowing/vendor issue and Tony questioned as to why the vendor contacted him when he was not the road director. Tony then played the voicemail from the vendor. Donald responded, because Tony and Zach were unhappy with the bills form the vendor. Zach responded, don't drag me into this, I was not originally included.

7. New Business:

a. Saturday, July 9, 2022 at 10:00am at the Clubhouse was proposed for the next General Membership meeting.

8. Reports from Directors:

9. Open to Floor: For Relative Questions/Remarks from Home Owners:
(One Speaker at a time with a five (5) minute limit)

The following includes items/issues brought up by Members:

- a. numerous complaints from residents in regards to the condition of RHL swimming and fishing lakes(gates closed, grounds unkempt, bathroom locked etc....) Cathy responded that “ we are going to move forward, be more transparent with community and will need more involvement from the community because it is our community”. Moving forward we have monthly General meetings starting with July. RHL has had one office manager resign and four board of directors resign since January. Tony handed out a list of the Board of Directors duties and responsibilities and expressed it will take time to get back on track.
- b. Rich asked how many lots within RHL have just road access contracts/reduced dues. Board will look into it.
- c. Linda asked who will replace Lighthouse Property Management/Robert Zito. Cathy replied, the board will be discussing that in the near future.
- d. Kevin/Kim inquired about speed bumps and angulated speed bumps. Tony responded that he was told that the angulated are to assist in water drainage
- e. Motion was made by Scott, seconded by Steve to have a programmed padlock put on the gates at both lakes. 13 were in favor, 2 were against. Cathy said this will be for a 6 month trial period.
- f. Motion made by Kim, seconded by Rich, to have General Membership meetings monthly, vote was unanimous, all in favor

There being no further business, discussion, questions or concerns from the community

Tony made a motion to adjourn the general membership meeting. Zach seconded the motion, all in favor. Motion passed.

Adjourned Meeting at 11:29 a.m.

Minutes Submitted By: Tony and Zach

Robin Hood Lakes Lot Owners Association, Inc.

General Membership Meeting Minutes

July 9, 2022

1. Call to Order:

Cathy Schoch called to order the General Membership Meeting of the of Robin Hood Lakes Lot Owners Association at 10:05a.m. on Saturday, July 9, 2022 in the Club House and followed by the Pledge of Allegiance.

2. 15 Members signed in

3. Director's/Officers Present:

Cathrine Schoch..... President
Anthony Lilli..... Vice-President/ Treasurer/Secretary
Zachary Flyte.....Director
David James(Absent)_____ Director

4. Minutes of Previous Meeting:

Rich S. made a motion to approve the minutes of the June 11, 2022 General Membership meeting, Scott S. seconded, all were in favor

5. Treasurer's Report

Financial Report copies were readily made available

6. Old Business:

- a. The current padlock trial on gates at fishing and swimming lake has worked well so far. Please remember to lock the gate behind you.
- b. Board is still looking into how many lots within the confines of RHL have just road access contracts/reduced dues.
- c. Board is looking into other property management vendors for when Lighthouse/Robert Zito's contract expires
- d. We currently have one director and one alternate director vacancies on the board.
- e. Board is seeking members in good standing to be on a financial committee(bids/contracts/annual budget) and also Rules/Regulations and By Law committee.

7. New Business:

- a. Saturday, August 13, 2022 at 10am will be the next general membership meeting

8. Reports from Directors:

President – Cathy Schoch - Events
Vice President/Secretary Treasurer – Tony Lilli - Roads
Zach Flyte – Lakes, Bldgs & Grounds
Scott Steidl – Bldgs & Grounds, Roads
Kim Clark – Events
Director – David James

**9. Open to Floor: For Relative Questions/Remarks from Home Owners:
(One Speaker at a time with a five (5) minute limit)**

The following includes items/issues brought up by Members:

- a. Klaus asked who paid to resurface Twin Lake drive. Zach responded Aqua.
- b. Hal asked about Buck Lane and its ongoing issues by the fishing lake access point and what was being done to assist residents in deterring the ongoing issues of disturbances there. Board responded, we are looking at replacing the Buck Lane gate and are waiting to hear back from our surveyor in regards to numerous contested properties.
- c. Dorice asked about the piles of mulch/wood chips behind the clubhouse. Zach responded, it's to bring the playground equipment up to compliance with our insurance company
- d. Rich S. Asked what the agreement was when RHL took over ownership of the old firehouse(now RHL Clubhouse) and who owns the clubhouse. Donald said at March general meeting there were 17 recorded deeds handed out in regards to RHL's properties. Board has discussed this and will look into it further.
- e. Dorice asked about the berm around the beach area and stated it's difficult for someone to get down to the beach. The board will look into remedies.
- f. Scott stated the culvert pipes feeding the lakes are clogged up. Board will be addressing this.
- g. Kathy asked what happened with Angela(former office manager), why was her resignation letter never sent out to the community as promised. What happened? Tony responded, it would appear as there had been a hostile work environment created and the board this morning finally filled out the necessary paperwork to begin a 3rd party impartial but formal investigation into any and all allegations, as per our attorneys repeated advice. We cannot say more of the circumstances nor provide any additional information at this time because it may hinder the investigation. Upon completion of the investigation and only as per our attorney's advice will we be able to discuss the allegations, or investigation further.
- h. Rich S. thanked the entire board for stepping up as needed and also thanked Kim for assisting with her tractor and helping move the sand at the fishing lake.
- i. Tony advised the community that the state health inspector who had not inspected our swimming lake in almost 10 years, almost shut down our lake due to health and safety

concerns. The board swiftly acted and corrected all the deficiencies noted within a week by the inspector(depth markers, publicly display weekly water testing, shepherds hook, beach sand, lifesaving equipment, no life guard on duty sign)

- j. Tony further advised the community that the outside bathroom light, which was a fire hazard, has been fixed. Outside bathroom will remain unlocked and available for use.
- k. Tony further advised that a backflow pressure device was never installed when the clubhouse water supply was connected to Aqua's water main. RHL received a 2nd warning notice and could have had the water supply to the clubhouse shutdown in May. This information was not presented to the entire board previously but was corrected within 2 weeks being notified.

There being no further business, discussion, questions or concerns from the community

Scott made a motion to adjourn the general membership meeting. Dorice seconded the motion, all in favor. Motion passed.

Adjourned Meeting at 11:02a.m.

Minutes Submitted By: Tony

Robin Hood Lakes Lot Owners Association, Inc.

General Membership Meeting Minutes

August 13, 2022

1. Call to Order:

Cathy Schoch called to order the General Membership Meeting of the of Robin Hood Lakes Lot Owners Association at 10:01a.m. on Saturday, August 13, 2022 in the Club House and followed by the Pledge of Allegiance.

2. 11 Members signed in

3. Director's/Officers Present:

Cathrine Schoch.....	President
Anthony Lilli.....	Vice-President/ Treasurer/Secretary
Zachary Flyte.....	Director
David James(Late) _____	Director
Scott Steidl _____	Director

4. Minutes of Previous Meeting:

Zach made a motion to approve the minutes of the July 9, 2022 General Membership meeting, Cathy seconded, all were in favor

5. Treasurer's Report

Financial Report copies were readily made available

6. Old Business:

a. We have two vacant board of director positions and one alternate board of director available at this time

7. New Business:

a. Trial phase of locks at fishing and swimming lakes was to be changed due to the fishing lake chain being cut and gates repeatedly left open at swimming. It was recommended to get a thicker chain, possible signage, possible surveillance cameras at fishing lake. Board will be looking into all of this.

b. It was brought up to get badges or buttons for next season by Doris made a motion to get four badges and a visitor badge per lot and have them be picked up from the clubhouse. Rich seconded, vote was unanimously in favor

- c. Jamie asked about short term rentals and stated that there may currently be some within Robin Hood Lakes. Board asked for pertinent info on this and that they would look into it.
- d. Rich asked how one would go about making a complaint about some ones yard, unkempt property and the board advised that anyone wishing to file a complaint needs to fill out a form at the office. All complaints are confidential.
- e. Rich also asked how many properties in RHL have road dues only or reduced annual dues. Board is still looking into this.
- f. There has been much discussion in regards to Twin Lakes Drive and why there are still no speed bumps on it after Aqua resurfaced the road. Scott/Tony advised the community, we are not Aqua and it is their job to reinstall the speed bumps. Scott will be contacting Aqua to find out.

8. Reports from Directors:

President – Cathy Schoch

- a. We have a lot going on and are continuing to sift through things. We are continuing to seek answers to everyone’s questions. There will be a community pig roast on Saturday, August 27 at 12 noon.

Vice President – Tony Lilli

- a. The investigation has begun in regards to our former office manager’s complaints

Zach – Lakes

- a. The fishing lake will be stocked for the fall

Scott/Zach – Bldgs & Grounds, Roads

- a. Aqua/Twin Lakes Drive/Speed Bumps
- b. Playground mulch and borders have arrived. Culverts/streams feeding the lakes need to be cleaned out

Cathy – Events

- a. Community Pig Roast is on Saturday, August 27 at noon

Director – David James

There being no further business, discussion, questions or concerns from the community Rich made a motion to adjourn the general membership meeting. Klaus seconded the motion, all in favor.

Adjourned Meeting at 10:50a.m.

Minutes Submitted By: Tony

Robin Hood Lakes Lot Owners Association, Inc.

General Membership Meeting Minutes

September 10, 2022

1. Call to Order:

Tony Lilli called to order the General Membership Meeting of the of Robin Hood Lakes Lot Owners Association at 10:14am on Saturday, September 10, 2022 in the Club House and followed by the Pledge of Allegiance. A moment of silence was requested for the events that happened 21 years ago on 9/11/2001

2. 17 Members signed in

3. Director's/Officers Present:

Cathrine Schoch	_____	Absent
Anthony Lilli	_____	Vice-President/ Treasurer/Secretary
Zachary Flyte	_____	Director
David James	_____	Absent
Scott Steidl	_____	Director

4. Minutes of Previous Meeting:

Rich made a motion to approve the minutes of the August 13, 2022 General Membership meeting, Doris seconded, all were in favor

5. Treasurer's Report

Financial Report copies were readily made available

6. Old Business:

a. We have two vacant board of director positions and one alternate board of director available at this time

7. New Business:

a. Election results:

Emily Burke – 71 votes

Tony Lilli – 67 votes

Jamie Lemon – 63 votes

Scott Steidl – 63 votes

8. Reports from Directors:

President – Cathy Schoch

Vice President – Tony Lilli

a. awaiting final report as to the ongoing investigation

Zach – Lakes

a. The fishing lake will be stocked for the fall

Scott/Zach –Bldgs and grounds

a. Playground mulch and borders have arrived. Culverts/streams feeding the lakes need to be cleaned out

Scott/Tony – Roads

a. speed bumps were installed on Twin Lake Drive

Cathy – Events

a. Halloween

b. Community Yard Sale

Open to the floor:

a. Questions were asked about fishing lake gate, gate locks being locked Board is looking into replacing and installing gates and locks to fishing lake on Queens Way and Buck Lane

b. It was suggested that the board put up additional signage around the community(communit watch, etc...), and a surveillance camera system at the fishing lake. The board will look into it

c. It was discussed about next years' badges and guest badges and Board is still discussing.

d. Members inquired about the Official Facebook Community Page and RHL Website. Both are being monitored and updated by the Board of Directors.

e. Community expressed concern over speed bumps and their visibility and suggested they be painted. Board will look into it.

f. Scott mentioned about the monthly general meetings and when he is elected to the Board, he will be taking the remainder of Donald Burger's term. Board advised it will be discussed at next Board meeting.

g. Zach advised community that we are in negotiation with a new property management comp. to replace our current one. They will have individual portals for each lot owner and they will be able to send out mass email or texts and for the first time offer on line payment of dues and or fines.

There being no further business, discussion, questions or concerns from the community Doris made a motion to adjourn the general membership meeting. Rich seconded the motion,all in favor.

Adjourned Meeting at 11:10 a.m.

Minutes Submitted By: Tony

Robin Hood Lakes Lot Owners Association, Inc.

General Membership Meeting Minutes

October 8, 2022

1. Call to Order:

Cathy called to order the General Membership Meeting of the of Robin Hood Lakes Lot Owners Association at 10:08am on Saturday, October 8, 2022 in the Club House and followed by the Pledge of Allegiance

2. 10 Members signed in

3. Director's/Officers Present:

Cathrine Schoch _____	President
Anthony Lilli _____	Vice-President/ Treasurer
Jamie Lemon _____	Secretary
Zachary Flyte _____	Director
Scott Steidl _____	Director
Emily Burke(Absent) _____	Director
Rich Snyder _____	Director

4. Minutes of Previous Meeting:

Jamie read the minutes and Cathy made a motion to approve the minutes of the September 10, 2022 General Membership meeting, Rich seconded, all were in favor

5. Treasurer's Report

Financial Report copies were readily made available

6. Old Business:

a. We have 1 vacant alternate board of director positon available.

7. New Business:

Directors voted in:

Jamie Lemon - Secretary
Tony Lilli – Vice President/Treasurer
Emily Burke - Director
Scott Steidl – Director

8. Reports from Directors:

President – Cathy Schoch – meetings will now go back to bi-monthly

Vice President – Tony Lilli - the gates at the fishing were changed and locks were changed. Still can be accessed from Greenwood parking lot. Investigation was completed on 9/21/22. We have waived our client attorney partnership to make available section 5 to members in good standing can request to review only in the clubhouse with a notarized written request.

Treasurer – Tony Lilli – we are in good financial standing, repairs and water testing increased but will level out over the next year. Budget meeting is 10/27/22 at 7pm and will be open to members in good standing.

Zach – Lakes

- a. The fishing lake was stocked for the fall
- b. Trout season is closed as of 9/5/2022. We do not fall under state stocked lakes and we are only catch and release

Scott/Zach –Bldgs and grounds

- a. Playground mulch and borders are installed. ADA Ramp was ordered for the playground. Culverts/streams feeding the lakes still need to be cleaned out.
- b. One basketball hoop was taken down, a new one will be erected in the spring of 2023. The court will be resurfaced in the spring of 2023.
- c. Basketball court will be split with a dedicated fire lane
- d. Pool table that was donated and considering opening up the clubhouse on certain days
- e. Clearing of shrubbery and trees will be ongoing to make access to lakes more feasible
- f. Outside bathroom is now closed and winterized for the season

Scott/Rich – Roads

- a. speed bump painting will wait until spring
- b. 3 bids for snow plowing and someone will be assigned today

Cathy – Events

- a. Halloween trick or treat is October 31 from 6-9pm. Float contest and judging will be from 6-9pm in front of Cathy's. Flyers will be hung with more information

Open to the floor:

a. Kim Clark stated that stocked waters are open until February 20, 2023. Zach stated that is not what he was told by two different people at PA Fish and Game and welcomes any member from PA fish and game to attend a meeting. Scott Clark asked, is it listed in our by laws that the amenities provided to community are closed at certain times. Tony stated we will look into by laws, rules and regulations and any changes will go out to community. Kim Clark also stated that the fishing lake should be handicapped accessible. This will be further reviewed by the board. Scott and Rich offered that they can be called if disabled individuals need access fishing lake.

b. Nina Snider is concerned about the water level running through her property, Zach stated culvert need to be cleaned out and is slated for this fall

c. Elly Hushour asked about Halloween times and just questioned how we have different. Per Cathy, the township allows us to have our own times

There being no further business, discussion, questions or concerns from the community Cathy made a motion to adjourn the general membership meeting. Rich seconded the motion, all in favor.

Adjourned Meeting at 10:41a.m.

Minutes Submitted By: Jamie

Robin Hood Lakes Lot Owners Association, Inc
General Membership Meeting Minutes
December 10, 2022

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

Cathrine Schoch	President
Anthony Lilli(Absent)	Vice President/Treasurer
Jamie Lemon	Secretary
Zachery Flyte	Director
Scott Steidl(Absent)	Director
Emily Burke	Director
Rich Snyder	Director
	Alternate Director

Guests:

4. Secretary will read the Minutes from the Membership Meeting of October 8, 2022, and present same for Board's approval, Jamie motioned to accept, Cathy seconded.

5. Treasurer's Report:

Financial Report copies from Lighthouse/Robert Zito will be made readily available. Cathy accepted, Emily seconded.

6. Old Business:

We have 1 alternate director position available at this time

7. New Business:

8. Report of Directors:

- a. President/Treasurer – NEPA Financial taking over for Robert Zito/offering online portal for payment
- b. Vice President
- c. Secretary/Treasurer
- d. Roads-Culverts were cleaned out and ongoing to keep them clear
- e. Bldgs. & Grounds-pricing for new clubhouse roof
- f. Lakes
- g. Entertainment/Events
- h. Directors

9. Open to Floor to Home Owners who are in Good Standing.

(One speaker at a time with a five (5) minute limit)

- a. Ian McGowan – wanted to thank roads director for cleaning out culvert. Also questioned the budget, wanted to know why things don't add up and what we are doing about delinquent accounts
- b. Judith Zaccone complained about repairs on Greenwood and Nottingham, Zach stated a new east Nottingham street sign will be erected. Ms. Zaccone also was asked to fill out a complaint form re the trash.

Cathy made a motion to adjourn. Emily

seconded the motion, all in favor. Motion passed.

Adjourned Meeting at 10:37 a.m.

Minutes Submitted By: **Jamie**