

Milford Highlands Property Owners Association
Milford Highlands POA, PO Box 1038, Milford, PA 18337

Minutes for Milford Highlands Property Owners Association

November 07, 2019

Attendees: Paige, Marty, Sarah, Mark

- Sarah met with Harrington for road repairs. Cost will be approximately 24K. They will warranty their work for one year. Mark contacted three different companies to which none responded. With the inclement weather approaching, the BoD has decided to accept this proposal.
- Sarah will contact the company tomorrow and work will commence around mid-December, weather permitting.
- Time frame is unsure...Sarah will inquire about this and such information will be posted on the MHHOA website.
- Martin Evers was paid \$181.00 for landscaping bill.
- Nicole spoke with the owner of Precision Landscaping to inquire about \$225.00 amount that needs to be reimbursed to Martin. The owner of the company confirmed that Martin paid him that amount for landscaping around common grounds including the bus stop and the hill. Sarah, however had reached out to Martin for a copy of the receipt to which she has not received.
- BoD is awaiting insurance quote from Pike County Insurance. Nicole will reach out again to them.
- It will cost approximately \$1700 to \$1800 a year to insure the Board, roads, and other such liabilities
- Current balance is \$56,433.29. After paying Bill's, we will be left with \$34,908.00. After paying approximately \$24,000 as well as insurance coverage, remaining balance will be around \$7,000.00.
- Paige will speak with Matt Comisky, Esq. About the delinquency letter. She will ask if he is interested in representing the BoD and what his hourly fee would be, if available and willing. Paige will also inquire with him whether or not an attorney is needed to begin putting liens on delinquent property owners. Paige will also inquire if BoD is entitled to files and notes from Eric once he is paid in full (\$1900.00)
- Nicole will also reach out to various local lawyers in Pike County
- There are 26 properties in delinquency
- Nicole will contact one of them, Janet, via phone before a delinquency notice is sent out
- Breakdown of Eric's bill of \$1900.00
- He spent 4 hours of pre work setting up initial HOQ, bylaws, budget, etc
- 4 hours attending HOA meeting
- 45 mins on cell tower