

## **Minutes of the 2024 Annual Meeting of the Getz's Woods Homeowners' Association.**

The Annual Meeting of the HOA was held on Thursday November 21, 2024, at St. Edwards Episcopal Church, 2453 Harrisburg Pike, Lancaster PA 17601. The meeting was called to order at 7:05 pm.

Mark Gainer, President of the HOA, welcomed everyone and introduced Aaron Marines, Esquire, the attorney for the HOA. President Gainer announced that between the proxies and absentee ballots previously delivered to him, as well as the Owners in attendance, a quorum had been met. 33 Owners cast ballots, which represents participation by 70% of the 47 Owners in the development.

One Board seat was up for election for a two-year term. Bruno Schmalhofer was the only candidate. The ballots were counted by Mark Gainer, Dan Schlegel and Nick Karamanos. Bruno Schmalhofer was unanimously elected to serve as a Board member for a two-year term.

Bruno Schmalhofer, the Treasurer of the HOA, gave the financial report which is set forth below:

- 1. The main expenditure in 2024 was for Detention Basin maintenance which is the responsibility of the Association as stated in the Declaration. Further the Board was informed that East Hempfield Township was starting an inspection of the Basin. The cost totaled \$10,110.24---\$9780.00 for cleanout and \$330.24 for mulch repair to the Snokes who allowed access through their lot. All of the related correspondence is on the website.*
- 2. Legal costs to date total \$4,731.00, of which at least one-third was caused by a few owners and the anonymous "Gardener" letter sent to neighbors. While the Board has endeavored to minimize these costs the constant accusations leveled at the volunteers on the GWHOA Board has necessitated our seeking legal advice—which is in our authority under the Declaration, our Bylaws and the UPCA.*
- 3. The GWHOA insurance policy was renewed with Erie and continues to be the most acceptable coverage available.*

4. *The Board anticipated setting 2025 Assessments at the same \$200 per Lot amount, however this will be set after the 2025 Budget is approved and will likely depend on estimated Legal fees. As required the Budget will be mailed to all owners after approved. Just to clarify some misinformation--the Board has full authority to pass a Budget, which is the same practice as every one of our nearby HOA neighbors.*
5. *The Board had set a goal of maintaining the Bank balance at \$15,000. The available funds balance as of November 21, 2024 is \$7,095. Future Assessments will be set to restore and maintain this balance and to build a reserve for future Detention Basin maintenance.*

*NOTE—Every Quarter a Treasurer’s Report is posted to the GWHOA website and includes copies of any expenditures and our Bank statements. In accordance with our Bylaws all spending is approved by at least two Directors.*

The new business part of the meeting then occurred. Aaron Marines, the attorney for the HOA, along with the Board, answered questions asked by the Owners.

An Owner inquired as to the background of the multiple Attorney General Complaints filed against the HOA. The complaints generally allege that the Board is not following the Bylaws and applicable laws in conducting its business. The Board retained attorney Marines to update the Bylaws to conform with recent changes in the law and to review its operations. The Board has been advised that its actions are appropriate and fully comply with the Bylaws and applicable laws. The Board has responded to all Attorney General complaints and has been advised that the complaints are considered closed by the Attorney General’s office.

The Owner then inquired as to whether this information has been communicated to the Owners who filed the complaints. The Board has repeatedly addressed these matters with the Owners who filed the complaints, but they remain steadfast in their belief that the Board is acting illegally. The unfortunate result is that the Board continues to accrue legal fees to address these matters. It is a shame that these Owners chose not to attend the annual meeting where Attorney Marines could have addressed their concerns.

Another Owner inquired as to why the Board has failed to take action against an Owner whose driveway “looks like a junkyard”. This Owner stated that

the purpose of the Covenants is to protect the value of the investment that Owners have in their homes and that by failing to address this the Board is allowing property values in the neighborhood to be negatively impacted. The Board stated that with the adoption of the new fine policy, there is now a practical way to enforce the Covenants and that the Board intends to begin implementing the fine policy promptly.

The Board reminded the Owners that information regarding Board activities is posted to the HOA website and encouraged Owners to explore the website.

The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Nicholas Karamanos,  
Secretary