

Minutes of the 2023 Annual Meeting of the Getz's Woods Homeowners Association.

The Annual Meeting was held on Thursday November 2, 2023, at St. Edwards Episcopal Church, 2453 Harrisburg Pike, Lancaster PA 17601. The meeting was called to order at 7:02 pm.

Mark Gainer, President of the Association, welcomed everyone and introduced Aaron Marines, Esquire, the attorney for the Association. Aaron gave his biography and explained how the voting for the Board of Directors was to be conducted. Aaron announced that between the proxies and absentee ballots previously delivered to him, as well as the Owners in attendance, a quorum had been met. We had 39 Owners cast ballots, 25 were in person ballots and 14 were absentee ballots.

At Mark Gainer's request, Owners in attendance introduced themselves and indicated where they lived.

Aaron Marines explained the provisions of the recently enacted Act 115 as well as the amendment to the Bylaws of the HOA pursuant to Act 115. The 115 Amendment to the Bylaws has been posted to the Association website.

Aaron explained the voting procedures for the election of the Board of Directors. Several Owners came with both proxies and absentee ballots from other Owners. These individuals instructed Aaron to use the absentee ballots instead of the proxies.

A short break was taken to allow for the counting of the ballots. The ballots were counted by Aaron Marines and Rodney Ebersole. The results of the election were as follows:

2-year term

Mark Gainer	37 votes
Nicholas Karamanos	34 votes

1-year term

Bruno Schmalhofer	33 votes
-------------------	----------

Bruno Schmalhofer, the Treasurer of the Association, gave the financial report. A copy of the financial report is attached to these Minutes.

The new business part of the meeting then occurred.

An Owner pointed out that the HOA covenants do not contain Alternative Dispute Resolution (“ADR”) provisions. Aaron pointed out that in other Associations he represents, ADR provisions are not typical and where they do exist, they are not frequently used or particularly effective.

Another Owner suggested that the HOA be dissolved. It was pointed out that a dissolution of the HOA, if legally permissible, would require the approval of 80% or 90% of the Owners. A show of hands of the Owners in attendance predominantly indicated an opposition to a dissolution of the HOA.

Another Owner suggested that the social get togethers of the neighborhood be resumed.

It was also announced that anyone interested in serving on the Architectural Committee should reach out to the Board.

It appeared that most of the Owners in attendance had used the website and were largely pleased with it. The Board will keep the website updated and use it as the primary means of communication with the members of the HOA.

The meeting was adjourned at 8:22 p.m.

Respectfully submitted,

Nicholas Karamanos,
Secretary

Financial Report given at the 2023 Annual Meeting

GWHA, Inc.

Treasurer's Report

Annual Meeting-November 2, 2023

Submitted By: Bruno S. Schmalhofer

1. GOD bless Mark Gainer! Mark patiently and professionally responded to the barrage of emails and phone calls he received since August 9th.
2. The 21 Page Financial Report for the period from August 9th to September 30, 2023 is posted on the website. As of today the HOA Bank balance is=\$16,718.22.
3. Legal Fees to date total=\$3,227.00. Of this amount approximately \$1,593.00, or 49% is due to the emails, letters, phone calls, and Attorney General Complaints from a few neighbors. All of these legal invoices will be posted on the website. (See attached most recent invoice)
4. The 2023 Dues were billed and there is currently ONE Owner overdue. I will diligently continue this follow-up after every billing.
5. We increased the HOA Liability limits, including Directors & Officers, to \$2 million per occurrence, \$4 million aggregate—which are the maximums of Erie Insurance. As a reminder our Declaration, our Bylaws and Pennsylvania Law REQUIRE indemnification of Directors & Officers & the Architectural Committee and without insurance this could end up as a personal obligation of all 47 owners. I would seek quotes on higher limits in 2024 and hope the recent Attorney General complaints by two owners do not affect this process.
6. There are now TWO signers on the bank account and both have online access to review all activity.
7. We are requiring at least TWO Directors to approve any payments as per Article VI (e) of the Bylaws, and TWO to approve reimbursements of HOA expenses.
8. The newly elected Board will prepare a Budget for 2024 and distribute to the Owners.

Getz's Woods Homeowners Association, Inc.
c/o Mark Gainer
995 Chapel Forge Court
Lancaster, PA 17601

October 10, 2023
Client: 023566
Matter: 000001
Invoice #: 361860
Resp. Atty: ASM
Page: 1

RE: General Legal Services

For Professional Services Rendered Through September 30, 2023

Total Services	\$1,950.00
Total Current Charges	\$1,950.00
Previous Balance	\$1,602.11
Less Payments	(\$1,277.11)
Less Credits/Write Offs	(\$325.00)
PAY THIS AMOUNT	\$1,950.00

REMITTANCE

PLEASE PRINT ADDRESS CHANGE ON REVERSE SIDE

Client Name: Getz's Woods Homeowners Association, Inc.
Matter Name: General Legal Services
Client Number: 023566
Matter Number: 000001

Checks Payable to: **Russell, Krafft & Gruber, LLP**

Invoice Date: October 10, 2023
Invoice Number: 361860

Pay by Mail: Use remittance advice & enclosed envelope

Pay Online: [Click here](#) to pay now

Responsible Atty: ASM - Aaron S. Marines

Total Outstanding: \$1,950.00

Getz's Woods Homeowners Association, Inc.
c/o Mark Gainer
995 Chapel Forge Court
Lancaster, PA 17601

Total Remitted: _____

Additional Retainer: _____

TOTAL BALANCE DUE WITHIN 10 DAYS OF INVOICE DATE

Finance charge of 1.5% per month (Annual Percentage Rate 18% per year) applied to outstanding balances

Getz's Woods Homeowners Association, Inc.
c/o Mark Gainer
995 Chapel Forge Court
Lancaster, PA 17601

October 10, 2023
Client: 023566
Matter: 000001
Invoice #: 361860
Resp. Atty: ASM
Page: 1

RE: General Legal Services

For Professional Services Rendered Through September 30, 2023

SERVICES

Date	Person	Description of Services	Hours
09/01/2023	ASM	Review correspondence from Unit Owners concerning dogs; review Attorney General Complaint; correspondence to Board about response to Complaint and explanation of difference between election meeting and Board meeting.	0.4
09/05/2023	ASM	Correspondence to C. Gullicksen regarding recording of Bylaws and Declaration of Covenants and Restrictions.	0.2
09/06/2023	ASM	Multiple correspondence from C. Gullaksen and to Board regarding Board meetings.	0.5
09/08/2023	ASM	Correspondence from C. Gulleksen and to Board regarding reporting Complaint to insurance carrier and ability to place surveillance cameras on home; prepare Act 115 Amendment; correspondence to Board regarding notice of election, candidates, effect and timing of Act 115 Amendment.	1.0
09/11/2023	ASM	Review C. Gulleksen Attorney General Complaint, correspondence to Board regarding same.	0.2
09/18/2023	ASM	Review Agenda, Notice and Proxy; correspondence to client regarding same; question regarding access to bank records and financial statements; correspondence to client about providing access; revise Act 115 Amendment to Bylaws; correspondence to clients regarding same.	1.8
09/19/2023	ASM	Correspondence with client regarding bylaws, amendment and voting during annual meeting.	0.2
09/20/2023	ASM	Correspondence with clients regarding bylaws; review emails from lot owners about Board and bylaws issues.	0.5
09/25/2023	ASM	Revise certification of bylaws per client suggestions.	0.2
09/27/2023	ASM	Telephone call regarding Getz's Woods HOA.	1.0

SERVICES

Date	Person	Description of Services	Hours	
		Total Professional Services	6.0	\$1,950.00

PERSON RECAP

Person		Hours	Amount
ASM	Aaron S. Marines	6.0	\$1,950.00
Total Services		\$1,950.00	
Total Current Charges			\$1,950.00
Previous Balance			\$1,602.11
Less Payments			(\$1,277.11)
Less Credits/Write Offs			(\$325.00)
PAY THIS AMOUNT			\$1,950.00