

**SWALLOW HILL CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING MINUTES
OCTOBER 24, 2019**

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THE SWALLOW HILL WEBSITE
PLEASE CHECK PERIODICALLY FOR CHANGES TO MEETING DATES
AND ANY URGENT NOTICES
THE NEXT MEETING IS ON Wednesday, NOVEMBER 20, 2019 AT 7PM IN THE CLUBHOUSE**

<http://swallowhill.neighborhoodnotices.com>

CALL TO ORDER

The meeting was called to order at 7:00 PM by Marcy Grupp.

ROLL CALL

Present: Marcy Grupp, Howard Daniels, Aaron Hiram, Brian McCahill, Lucille Minnetti (23) owners were present and (10) proxies were received. A Quorum of 33 was met.
Management Representative: Tracy Homer and Trish Winters, Acri Commercial Realty, Inc.

APPROVAL OF THE MINUTES

The Annual Minutes from the October 2018 meeting were unanimously approved on a Motion by Fred White.

ELECTION

The terms of Marcy Grupp and Aaron Hiram were expired. Both were re-elected to a new 2-year term.

The Executive Board of 2020 for Swallow Hill COA is:

- Marcy Grupp, President
- Brian Mcahill, Treasurer
- Aaron Hiram, Secretary
- Howard Daniel, Member-at-large
- Lucille Minnetti, Member-at-large

SUMMARY OF FY 2018 - 2019 PROJECTS, BRIAN MCCAILL

- Water penetration continues in the lower hallways of buildings 3 & 4. The source has not been identified. Proposals from 2 different companies in excess of \$40,000 were received, and neither guarantee a solution. The board is seeking lower cost solutions

more likely to resolve the flooding.

- Mary Lou White of unit 108 did a beautiful job with landscaping this year, as always. The work Mary Lou did after the plumbing issue behind Building 1 was especially appreciated.
- The board is replacing the lighting in the lollipop lights with sensors and LED lights – no sensors as necessary.
- The pool did not pass initial inspection with Allegheny County, but requirements were met, and Swallow Hill did receive certification from Allegheny County.
- A new cover for the pool was purchased from Allegheny Pools. A filter was also replaced this summer.
- Pittsburgh Asphalt filled potholes and resealed some areas of the parking lot.
- New HVAC was installed in the clubhouse.
- A gas leak was detected in building 2, which resulted in a 10-day shut-off. South Side Plumbing and Heating worked diligently to replace all gas valves in each unit at HOA expense as required by People's Gas, and fixed various leaks within the walls. This was a large and unexpected expense and forced the board to impose a special assessment for 2020.
- Front and rear decks were replaced at the clubhouse.
- We have had a successful snow removal service with Walt's Landscaping and have retained their services this season.
- Mo Pedzwater of unit 311 organized a celebration for Mary Lou White and Sean McDowell this summer, and it was a great success.
- Unit owners were permitted to bring their pet dogs for an end-of-season swim.

FINANCIAL REVIEW

A review of the FY 2020 budget was presented by Brian McCahill:

- Total revenue and expenses projected for 2020 is \$421,600.
- There will be no raise in monthly assessments for 2020. This is avoided, as it affects the resale value of each unit. An increase in maintenance fees has not happened in 6 years.
- Unforeseen expenses in 2019, such as the gas leak in building 2 which cost the community approximately \$30,000, led to the board levying a special assessment on each unit owner equal to 2 months of the maintenance fee. The board has agreed to allow the special assessment to be paid in 12 equal installment starting November 1, 2019.

OPEN FORUM

- It is in the by-laws that Swallow Hill must maintain a clubhouse and tennis court; efforts to save money by closing will not take place.
- The community is encouraged to vote in the Scott Township election, taking into consideration those official actions that affect the neighborhood; i.e. costs of water, sewer, and garbage, and where that extra money has been spent by officials. Also, the board asks that the community take into consideration the new water run-off tax, which is imposed per square footage of cement and asphalt. This will affect the budget

tremendously if imposed.

- Work orders for Avacoll:
 - Replacement of front stairs for units 120 and 212
 - Painting of light pole in front of 130
 - Painting of cement wall behind unit 100
 - Weed and reseed pool area
 - Railing for entrance interior stairs of club house

DRAWING

The winner for the free month's assessment was James and Dorothy Gazdik of unit 128. They generously donated it to a fund to replace the carpeting in the clubhouse.

Congratulations...and thank you on behalf of the Swallow Hill neighborhood!

ADJOURNED

The meeting ended at 8:40PM.

Respectfully submitted,
Tracy Homer
Property Manager