

**SWALLOW HILL CONDOMINIUM ASSOCIATION  
EXECUTIVE BOARD MEETING MINUTES  
May 28, 2020 @ 4.30 PM Swallow Hill Clubhouse**

**MINUTES & MESSAGES ARE POSTED ON  
THE SWALLOW HILL WEBSITE  
PLEASE CHECK PERIODICALLY FOR CHANGES TO MEETING DATES  
AND ANY URGENT NOTICES**  
The next meeting is Thursday, June 11, 2020 4:30 pm via ZOOM video conference

<http://swallowhill.neighborhoodnotices.com/>

**Call to Order**

The meeting was conducted via ZOOM and called to order by board president Marcy Grupp at 4:30.

**Roll Call**

Board members: Marcy Grupp, Howard Daniels, Aaron Hirak (absent – Brian McCahill, Lucille Minnetti)

Management representatives: Tracy Homer, Acri Realty

**Financial report** – Financial statements were not reviewed. April 2020 Financial Statements were sent to the board:

- Total assets, liabilities and equity were \$55,341.
- Total in the Reserve Account was \$26,700.
- Delinquency Report – A request will be made to the accounting department at Acri to remove all debit balances less than \$5.00.

**Site Visit**

- No site visit conducted.

**Business**

- Pool:
  - A tentative date for the pool opening is July 1<sup>st</sup> due to the ongoing COVID-19 pandemic.

- A proposal from Allegheny Pools will be signed and sent for the automated chemical system. Avacoll (Mark) and Allegheny Pools (Tim) will coordinate the effort.
- Acri will purchase the AED system from Allied 100 to fulfill the Allegheny County requirement. The deadline for compliance is August 5<sup>th</sup>.
- A proposal from Bactronix was sent to the board for the cleaning of drying vents. This proposal was accepted; T. Homer will contact Bactronix for a start date.
- People's Gas will not insure the gas lines of any commercial property.
- The board again reiterated the policy that the spraying of stinging insects (bees) will not be done for the community at HOA expense. Unit owners may exterminate at their individual units/decks.

### **Adjournment**

The meeting was adjourned at 5:03pm. The next board meeting is Thursday, June 11 at 4:30 pm via ZOOM.

Respectfully submitted,

Tracy Homer, Property Manager