

Saline Ridge

Homeowners Association

Your all-volunteer, “Neighbors First” Board

Annual Meeting

June 1, 2022

Introductions

Board of Directors (BOD)

Todd Irgang – Senior Director

Scott Caudill – Treasurer

Kris Harper – Director

[2 Vacant positions – Could be you!]

Agenda

1. 2021 Year in Review
2. 2022 Goals & Objectives
3. Financial Status Report
4. 2022 Fiscal Year Budget Review
5. Call for New Board Members
6. Open Comment / Q & A

2021 Year in Review

- Re-bid and established new contract for landscaping for park & and cul-de-sacs with Sentinel -- Todd
- Conducted speed enforcement discussions w/ County Road Commission – Jan Caudill (co-Treasurer)
- ~~Continued~~ Completed! Driveway Repair Initiative -- Todd
- “Neighborly” by-law enforcement --All

Current Board Policy:

*The Board is responsible to uphold the rules & bylaws, to maintain a beautiful & harmonious neighborhood. However, we are a volunteer board and are “**neighbors first**”. The Board does not actively police the neighborhood for violations, but will always investigate complaints if raised by a resident and take appropriate action.*

If you have a concern with a potential violation in the neighborhood, send an email to the Board at boardofdirectors@salineridge.com, or address the complaint in writing to any Board member. The Board will not act solely on anonymous or verbal complaints, but will not disclose the originator of any formal complaint.

Driveway Repair

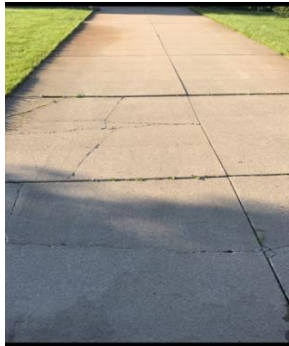


- All Driveways noted in 2019 inspection have been repaired. Thank you!
- Several more owners recently repaired on their own. Double thank you!

Driveway Repair Standards



Level 1 Minor surface cracking on a single slab. Immediate repair is not required, but will need to be addressed if it progresses. Recommend sealing or repairing cracks to prevent getting worse.



Level 2 Multiple slabs contain surface cracks, or there is minor uneven or heaved surfaces. Will need to be monitored closely to ensure no worsening of uneven surfaces that could cause aesthetic and/or safety issues.



Level 3 Moderate to severe uneven or heaving surfaces exist, or noticeable sections of concrete are missing. Must be addressed immediately.

➤ No additional inspections planned at this time, but the Board will monitor and act if needed.

➤ Please judge your own driveway and make repairs if needed to keep our neighborhood looking great!

2022 Goals & Objectives

- Operate in “Maintenance mode”
- Continue to save money for park path resurface project
- Halloween Party! Other activities available pending volunteer support.
- Solar panel rules review

Solar Panel Current Condition

- Current SRHA By-laws do not specifically address solar installations
- Current SRHA Board Architectural Rules effectively prohibit installations on a majority of residences

Project	Requirement	Notes
Solar Panels	Solar panels mounted on the dwelling must not be visible from any road within the subdivision.	Max size of installation should adhere to York Township building code.

- Home solar installations broadly have increased due to declining costs, increasing environmental consciousness, tax incentives, and improved technology
- Only had one recent formal request for solar installation, which would meet the current Rule, and a couple other informal inquiries. But the current Rule may have the effect of discouraging new proposals.
- York Township ordinances encourages solar installations, with sensible aesthetic and functional restrictions (SRHA need not duplicate)

Proposal Being Considered: Revise SRHA Board Architectural Rules to more closely align with York Township ordinances, while maintaining some additional restrictions for neighborhood aesthetics.

York Twp Ordinances:

“...[ordinances are established] to promote the safe, effective, and efficient use of solar energy systems to generate electricity.”

“**B. Findings.** The Township has found that solar energy is an abundant, renewable, and nonpolluting energy resource of which some residents and utility companies would like to make use. Generation of electricity by these facilities will reduce dependence on non-renewable energy resources and decrease air and water pollution that results from the use of conventional fossil fuels. Solar energy systems will also enhance the reliability and power quality of the power grid, reduce peak power demands, and help diversify the Township’s energy supply.”

Solar Panel Technology



Traditional Rack Mount



Low Profile Panels
(ie. Sunpower)

Many advances in Solar Panel design in recent years.



Solar Roof / Solar Shingles
(ie. Tesla, CertainTeed, Luma)

Solar Panel Proposal

Current Board Rule

Project	Requirement	Notes
Solar Panels	Solar panels mounted on the dwelling must not be visible from any road within the subdivision.	Max size of installation should adhere to York Township building code.

Draft Revision

Project	Requirement	Notes
Solar Panels	<ul style="list-style-type: none"> > Roof or Wall mounted systems using traditional rack-mount design must not be visible by a pedestrian or passenger vehicle at any point along the portion of the subdivision road fronting the residence. This generally limits installations to roof or wall surfaces on the rear of the house, which may be visible from other locations in the subdivision. > For houses on corner lots, panels may not directly face the side street, but may be visible from the side street. > "Solar Roof" "Solar Shingles" or flush mount panels may be acceptable on portions visible in front of the dwelling, but will be reviewed case by case. > Ground mounted systems must be located in the back yard of the property, and must adhere to York Twp ordinances for concealment. > The Board may require remediation or removal of panels that become unsightly or non-functional. 	Consult York Twp ordinances for limits on max size of installation and other location and appearance requirements.

➤ Please share your thoughts – Should allow more? Less?

➤ Send email to boardofdirectors@salineridge.com and give us your feedback.

2021 Financial Review

CHECKING ACCOUNT BALANCE - Beginning 3/1/2021				\$9,606.34
INCOME and ADDITIONS				
	Budgeted	Actual	Variance	
Association dues collected	\$22,200.00	\$22,200.00	\$0.00	
Fines	0	\$25	\$25.00	
Total Checking Income YTD				\$22,225.00
EXPENSES	Budgeted	Actual	B/W Budget	
Maintenance - Common Areas	\$10,000.00	(\$9,523.46)	\$476.54	
BOD Operation Expenses	\$400.00	(\$448.64)	(\$48.64)	
Insurance	\$1,100.00	(\$1,089.00)	\$11.00	
Web Site	\$205.00	(\$205.00)	\$0.00	
Social Committee	\$300.00	(\$141.69)	\$158.31	
Rebate Program	\$7,400.00	(\$7,400.00)	\$0.00	
Park Path Fund (Xfer to Savings)	\$1,520.00	(\$1,520.00)	\$0.00	
Total Expenses	\$20,925.00	(\$20,327.79)	\$597.21	\$20,327.79
Xfer to Savings (Interest Bearing Acct)		(\$1,980.00)		
CHECKING ACCOUNT BALANCE - End 3/1/2022				\$9,523.55
SAVINGS ACCOUNT BALANCE - Beginning 3/1/2021				\$25,437.66
Interest			\$7.28	
Transfer from Checking			\$3,500.00	
SAVINGS ACCOUNT BALANCE - End 3/1/2022				\$28,944.94
Unrestricted Savings (ex. Maintenance, Common Areas, etc.)			\$ 11,344.94	
Park Path / Road Repair Fund				
- Annual Deposits of \$1520 Made in 2016, 2017, 2018, 2020,2021				
- Warner Road Fund of \$10K Moved to Park Path Fund in 2020			\$ 17,600.00	
TOTAL FUNDS AVAILABLE (3/1/2022)				\$38,468.49

Reference 2021 Status
\$ 5,072.81
\$ 22,000.00
\$ 17,666.47
\$ 9,606.34
\$ 25,435.55
\$ 25,437.66
\$ 35,044.00

2022-23 FY Preliminary Budget

Budget & Assessment will be finalized by Board members

Saline Ridge Home Owner Assoc 2022 Budget

Revenue	\$ 22,200	(74 Houses X \$300)
Expenses		
Social Committee	\$ 300	
Board of Directors Expenses	\$ 500	
Insurance	\$ 1,200	
Maintenance (Landscaping)	\$ 11,000	
Park Path Fund (Path Repair, Etc)	\$ 1,520	(Fund contained within Savings Acct)
Web Site	\$ 205	
Dues Rebate**	\$ 7,400	(74 Houses X \$100)
Total Expense	\$ 22,125	
Net income	\$75	

REFERENCE		
2021 Budget		Delta
\$ 22,200	\$	-
\$ 300		\$0
\$ 400		(\$100)
\$ 1,100		(\$100)
\$ 10,000		(\$1,000)
\$ 1,520		\$0
\$ 205		\$0
\$ 7,400		\$0
\$ 20,925		(\$1,200)
\$ 1,275		(\$1,200)

** Dues rebates are not guaranteed. They depend on planned and unplanned expenses for the year.

Call for New Board Members

- Currently 2 Vacancies
 - *Co-Owners vote at this meeting (if we have quorum), or Board can appoint any vacancies*
- Director responsibilities are not rigid – we work as a team, where each of us have interest or skill.
- Opportunities can be:
 - Maintenance Coordination (Park, Entrance Sign)
 - Contract Management (landscaping, insurance)
 - Architectural Review & Guidance
 - Secretary – Communications, Minutes, Newsletter Items
 - By-laws management, Neighborly Enforcement
 - Liaison to Township / County Government
 - Social Activities Coordination (Halloween Party, Yard Sales, Neighborhood Welcome)
- Please raise your hand, we need your help!

Note: The Board has managed for many years to operate with only volunteer co-owners, giving their time & energy to take care of the neighborhood. But if we cannot get volunteers, we may be forced to contract with a professional management service, which would likely eliminate the annual dues rebate. Please help us avoid this!

SRHA Role and Responsibility

- What the Board is / does:
 - A group of volunteers who care about the people in this neighborhood
 - Arrange to maintain common elements (mowing / fertilization)
 - Sometimes volunteer to perform weeding / fixing of broken items (e.g. the solar panels that light the sign at the front entrance) as time permits (we all work jobs and have family commitments)
 - Maintain property values through neighborly by-law enforcement
 - Attempt to be as thrifty as possible to provide a maximum refund

- What the Board isn't / does not do:
 - Profit from being on the board
 - Act as a personal neighborhood police force or hunt for violations
 - Solve disputes between neighbors except in the case of specific by-law violations that are causing these issues
 - Take on issues that are appropriately the role of local government or police



Open Comments / Q & A



Co-Owners Attending

1. David Willoughby
2. Dana Barnier
3. Leslie Moore
4. Fernando Moreno
5. Ben & Heidi Cutler
6. Todd Irgang
7. Keith Post
8. Carol Tondreau
9. Linda Lezotte
10. Matthew & Kim Sabourin
11. Nalina & Adam Fisher
12. Kris Harper
13. Scott Caudill

13/74 homes represented = 17%. Not an official quorum (26 homes - 35%)

Key Meeting Notes

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K. Harper reporting

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- Solar Panels discussion:
 - Generally the attendees were in favor of more open allowance of panels
 - Question about ground mounted units – would we allow? Board thinking is to allow in the back yard, as long as it met the restrictions from York township about concealment.
 - Question about panels visible from the front of the house, but on the side-facing roof of a garage, would that be acceptable? For some houses that would be the only option.
 - Question about putting panels on accessory building roofs in the rear of the house, but still visible from the front of the house. Perhaps a setback requirement could apply, to ensure the building is behind the main house?
 - Comment about restricting rooftop installs to match the roofline slope, where York township allows 2ft off the roof but doesn't specifically dictate slope.
 - Comment about windmills – some prefer these over solar panels, but the Board hasn't seriously considered those, and don't know if anything would even be allowed under township rules.
 - Question about getting a play structure in the park – Board commented that we're not opposed, but someone would need to do the research on a specific proposal, costs, impact to insurance, and contractor to do the work.
 - Question about awareness of by-laws – many new residents aren't aware of the bylaws when moving in. It would be good to do a welcome letter or something, but the Board doesn't get notified when a house gets sold/bought.
 - Question about electronic communication of information to residents – it would require creating some mail-list or RSS feed or something on our web domain. Someone could chat with Gavin about whether that could be done. Board noted that NextDoor app is used, but we can't rely on everyone getting communication that way, and we've been reluctant to pay for a service like Flocknote etc. to manage such group communications.
 - Call for Board Members – Ben Cutler expressed willingness to serve on the Board. Since no quorum at the meeting, the Board met afterward and unanimously approved a vacancy appointment for Ben.