



Tuesday, July 28, 2026

Call to Order: 7:01 PM

Member Roll Call:

Name:	Present	Absent
Steve Castle	X	
Mike Neal		X
Dennis Ressler	X	
Ben Browning	X	
Patrick Moyer	X	
Neil Schneider	X	
Jackie Berthiaume	X	
Ken Lipetz	X	
Tiffany Liss	X	
Bob Horkay	X	

Roll Call Results:

9 of 10 Board Members present

- A Quorum was present? YES

Name:	Title:	Present	Absent
Tammy LaMartz	Property Manager from Ardsley Management	X	

Guest Attendees / Business:

Name:	Address:	Comment(s):
Mike House	14802 Sulky Way	Observing, interested in joining the board
Brian Chapman	14944 Adios Pass	
Neil Schneider	14921 Trotter Ct.	
Jeff Toler	47 E Greyhound Pass	
Dave Schwegman	132 W Greyhound Pass	
Ben Grise	509 Fox Lane	Wanted to volunteer to be Lakes and Dams Director



Property Manager Report

- Wading pool – Tammy approved a \$750 proposal to investigate and try to find the leak.
- Tammy will talk to Pyle's about having an extra lifeguard for Splash Bash.
- The snack shack will be closed during Splash Bash.
- Clubhouse locks re-key initiative:
 - ICCS quoted \$1500 to rekey 10 locks in total in the clubhouse.
 - Tinder Lock - \$611.30
 - Ken and Tiffany will walk through the clubhouse and develop a list of which locks should be changed out.
- Repair concrete ramp at main Upper-Level clubhouse entrance initiative:
 - Jayco - \$500 bid to grind concrete, \$1,240 to jack up the slab and fill under.
 - Pro concrete - \$1100 to mud jack
 - A-1 concrete leveling - \$550 to mud jack
 - Mattingly Concrete - estimated between \$3500 and \$4500 to mud jack.
 - Motion made by Ken Lippitz to accept the bid from A-1 concrete if they have a warranty, seconded by Dennis Ressler, All in Favor, None opposed, Motion Passed.
- Committee formed to look at the 4 HVAC units, gather more information, and report back. Neil, Dennis, and Ben volunteered.
- Pool Furniture Power Wash – Gus Mavrikis \$400, Pyles Pools \$1376 – will defer to doing this next spring before the pool season.
- To replace the lights timing system on the pickleball / tennis courts Ermco quoted \$1100, Halls Handyman quoted \$625. Tammy will follow up and ask them for more details on the equipment they are quoting such as Brand / model / functionality.
- The playground was inspected last week by John Butterworth, waiting on his report.
- McNamara Ct and Oak Ridge fence – quotes are being gathered by Tammy.
- Tuck pointing – Tammy will follow back up with companies she talked to previously to get them back out to provide more information on what should be done on each of the monuments. Pat Moyer offered to look at the proposals and contact the companies to meet on-site to determine what scopes each of them believe should be taken care of this year.
- Tammy will gather quotes to get the new fences painted and will bring prices back to the next board meeting.
- Tammy now knows where the windscreens are at and will have someone put them up.



Old Business:

Lease of rental at 733 Greyhound Pass in violation of Bylaws – Steve has prepared a letter and will confer with the HOA's attorney Jon Becker before sending it to the owner of the home to ensure he is aware of the HOA covenant restrictions on rental properties. Their current lease is up at the end of August.

Clubhouse Office Phone Line – After the last meeting Ben B worked on trying to set up an auto-forward so calls would go to Ardsley but as far as he could tell that functionality was not supported. He also tried to change the voicemail message but could not figure out how to do that either. Investigation into the Metronet bill showed that we are paying for 2 phone lines and the total cost is \$55 per month. Ben Browning made a motion that we deactivate the 2 landline phone numbers. No second, the motion died. Other members asked that we table this decision to next month's board meeting.

The RV Camper that had been parked for an extended period of time in the driveway at 15229 Citation, which is a home being rented, has been gone for a few weeks.

New Business:

- Ben Grise spoke with the board about volunteering as Lakes and Dams director.
- Michael House, a guest at the meeting, has lived in the neighborhood for 13 years and is interested in joining the Board at some point.
- Ken expressed reservations about Ben G acting as Director of Lakes and Dams in a volunteer capacity. Ben G agreed to join the board if that made everyone more comfortable.
- Jackie B made a motion that Ben Grise take over Alfredo Crespo's open board position which he vacated at the end of the June meeting, seconded by Ben Browning, Steve, Dennis, Pat, Neil, Bob, were in Favor, Ken and Tiffany were opposed. Motion Passed with 7 in Favor, and 2 Opposed.
- Tiffany left the meeting at this point. This left 9 Board Members out of an 11 Member board so a Quorum was still present.
- Ben Browning made a motion to appoint Ben Grise to the Director of Lakes and Dams position, seconded by Ken Lippitz, All were in Favor, None opposed, Motion Passed.

Discussion was held regarding the interviews that have been conducted with the Property Management companies.

We feel Sentry has a lot of overhead, has some nice features, had them come in person for an interview. Their price is significantly (~\$20k) higher. It seemed to us that they were not going to be



able to adapt their approach, or customize their approach to work with us. We would need to fit into their processes.

AMI considers themselves a boutique management company, is a smaller company with about 60 properties, focused on financial checks and balances and lots of oversight. We met Dan, who would be our property manager, and we would only be his 3rd property to manage.

Ben Browning made a motion to proceed with contract negotiations with AMI, seconded by Ken Lippitz, All were in Favor, None Opposed, Motion Passed.

The Property Management search committee will work with AMI to come to final contract terms.

BOARD MEMBER REPORTS:

Treasurer – Dennis Ressler

- The May monthly financials were presented to the board for review on 7/9.
- Pat Moyer made a motion to approve May financial statements, Seconded by Ken Lippitz, All in Favor, None opposed, Motion Passed.
- Motion to approve June's financials made by Pat Moyer, seconded by Steve Castle, Ken Lippitz abstained, All else were in favor, None opposed, Motion Passed.
- 12 properties have some balance left on annual assessment. One has a \$20 balance, one has a \$50 balance and the rest have higher balances.

Secretary – Ben Browning

- Motion made by Ben Browning to approve the Meeting Minutes from the June Board of Directors Meeting as presented to the Board by email on 7/24/26, seconded by Pat Moyer. All were in Favor. None opposed. Motion Passed.
- New law requires 4-day notice, with agenda, for all meetings of the Board, must allow residents to attend (no executive sessions) unless attorney is present, and motions with voting can no longer be conducted via email.

Director, Social Events – Position Currently Vacant

- Splash Bash August 8th.

Director, Planning and Development - Ken Lipetz

- Requested the Westfield traffic study for Spring Mill Rd. Also one done at 146th and Adios Pass.



- Street paving is all complete and looks great.

Director, Technology – Mike Neal

- Absent – no report

Director, Communications – Tiffany Liss

- Absent – no report

Director, Common Grounds – Patrick Moyer

- Nothing to report

Director, Lakes & Dams – Ben Grise

- No report.

Vice President – Mike Neal

- Absent - No report.

President – Steve Castle

- Neil, Bob, Steve, and Ben will begin working on a list of updates to the covenants and Bylaws.

Motion to Adjourn:

Motion to Adjourn made by Pat Moyer

2nd – Steve Castle

All in Favor – All

All Opposed - none

Motion Carries: Yes X No ☐

Meeting adjourned at 9:24 PM

Officer Signature		Benjamin Browning (Secretary)
President Signature		Steve Castle