

Annual Clover Lee Owners Meeting

October 22, 2025



Attendees:

President, Chuck Mosey present
Secretary, Bob Orendorf present
Treasurer, Patrick DiSante present
Penn Equity, Sasha Keen
Owners and proxies, 38

Meeting Minutes:

Chuck Mosey, President of CL HOA opened the meeting at 6:30 PM.

1. Chuck extended a welcome to the homeowners along with thanking them for attending the Annual Meeting.
2. Sasha Keen from Penn Equity confirmed 38 owners and proxies were present, enough to meet the minimum requirement of 30 for a quorum.
3. Chuck asked other board members to introduce themselves:
 - a. Patrick DiSante, Treasurer
 - b. Bob Orendorf, Secretary

Review of minutes from October 23, 2024 annual meeting.

1. Bob presented a review of minutes from October 23, 2024 annual meeting.

Treasurer Report

1. Patrick presented a recap of the YTD finances, noting an increase in Total Assets to \$181,763.16 a decrease in Total Liabilities to \$87,119.55, and an increase in Total Equity from a **\$24,348.44** to **\$94,643.61** in 2025.
2. Patrick noted that there was a 5% increase in Management expenses and a 4%. Increase in Insurance expenses.
3. Patrick reported that the HOA Board approved no increase to HOA fees. The current fee of \$193.00 per month will remain for 2026. The HOA Board is setting aside funds to resurface all roadways and parking surfaces in the next 5 to 7 years.

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Old Business

1. Action items from 2024 Annual Owner's meeting were discussed and completed.
2. 2025 Accomplishments
 - a. Fourth amendment passed and is now part of the bylaws. No more than 20 units can be rented at any one time. Currently there are 13 units rented.
 - b. The HOA board discussed the use of fireworks within the Clover Lee Community. It was determined that Pennsylvania Law strictly prohibits fireworks "**Within 150 feet of a building or vehicle, whether or not the building or vehicle is owned by the user of the consumer fireworks.**" This would prohibit fireworks from being used in the Clover Lee Community. Anyone within the community violating this law will be reported to law enforcement.
 - c. Wix, Wenger, & Weidner law firm completed paperwork concerning the "Federal Corporate Transparency Act" and "Pennsylvania Act 122". Legal changes were made to our governing documents by laws, to be in compliance with Act 115.
 - d. Thanks to Patrick, monthly Spring/Summer pond dunks for mosquito treatment were made.
 - e. Two speed humps were installed in April 2025 with warning signs.
 - f. Power washing buildings with green mold is scheduled for October 29, 2025.
 - g. Two solar lights were installed above the wishing well entrance sign.
 - h. All rain gutters and down spouting were inspected and cleaned where necessary, in spring of 2025.
 - i. Community tree pruning/trimming done in January by Good's Tree Care and in July by 4 Seasons.
 - j. A broken fire hydrant marker was replaced.

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- k. The Clover Lee property was surveyed, and permanent monuments will be installed. 5-foot T-bar fence posts that will be painted a bright color will be used for monuments.
- l. Penn Equity arranged for owners to have their driveways sealed.
- m. Penn Equity attended two HOA Board Meetings, February and September 2025
- n. The owners were reminded that trash cans must be stored behind their unit or inside their garage.
- o. If you have a fence on your property, you must trim the grass on the inside and outside of the fence. Also, the fence must be washed and cleaned of any dirt or green mold.
- p. Community tree pruning/trimming done in January 2025 by Good's Tree Care and in July 2025 by 4 Seasons.

New Business

- 1. Patrick DiSante presented the proposed budget for 2026, highlighting budget amounts changed from the previous year.
- 2. Patrick DiSante was re-elected to the HOA Board for two years.
- 3. Cherie Ann Neal was elected to the HOA Board for two years.

Homeowners Forum

- 1. Owner from 144 Plainview asked, "who is responsible for painting the white brick on front of their condo"? It is the responsibility of the HOA to paint the brick.
- 2. Owner from 144 Plainview asked, "why the weeds along runoff swale to the pond and weeds around the pond not trimmed"? The weeds are trimmed at both places twice a year: spring and fall.
- 3. Owner from 102 Plainview reported that the deck poles are being cut by landscapers weed trimmers.

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4. Owner from 229 Meadow LN reported that there is green mold on their second-floor front.
5. Owner reported that 4 Seasons treated fertilizer in an area advertised as not to be fertilized. They were concerned about dog walking.
6. Owner from 7566 Clover Lee Blvd reported that 4 Season landscapers are cracking the sidewalk with the mowers.
7. Owner at 7507 Clover Lee Blvd reported that landscapers are leaving muddy patches when using zero turn mowers.
8. Check drain near 7510-12-14 Clover Lee Blvd.

Action Items:

1. HOA Executive will meet the 4 Seasons Management to address landscaping issues.

Next Meeting:

Next Annual meeting will take place in October 2026 at a date and time to be determined.

Adjournment:

The meeting was adjourned at 7:55 pm.