Clover Lee HOA Executive Board Monday July 21, 2025



0.11.0.1	An Executive Bound resetting of Classic Line 110A and July 114
Call to Order:	An Executive Board meeting of Clover Lee HOA was held on Monday, July 21, 2025, at 243 Meadow LN. The meeting began at 7:00 p.m.
Attendees:	Present - President, Chuck Mosey
	Present - Secretary, Bob Orendorf
	Present - Nina Lipsett board member
	Present - Treasurer, Patrick DiSante
Approval of Minutes:	Meeting minutes for June 16, 2025, HOA meeting was approved via
	email and forwarded to Penn Equity for record keeping purposes.
Officers' Reports:	Reviewed Balance Sheet as of June 30, 2025, and Aged Owner
	Balance Sheet as of June 30, 2025.
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Minutes:	1. Fourth Amendment: The count is 67 yes votes, 11 no votes, 2
	ballots returned not filled out, and 20 owners that have not
	voted. 67 yes votes needed to pass the amendment. The
	amendment has been passed. The HOA Board is waiting on
	directions from the attorneys for next steps.
	2. "Federal Corporate Transparency Act" and "Pennsylvania Act
	122," legal changes to be made to our governing documents
	by-laws to be in compliance with Act 115. The HOA Board is
	awaiting further action from the lawyers.
	3. The HOA Board requests that PE attend the August or
	September meeting.
	4. The HOA Board requests PE to contact Sipe driveway sealing
	and schedule a time for them to come and seal driveways that
	are requested by Clover Lee owners. Sipe to bill owners
	directly.
	5. The HOA Board approved Hershey Surveyor's to survey the
	property and install new boundary markers. PE: When
	scheduled please inform HOA Board members so a Board
	member may be present for the survey.
	6. The HOA Board approved an ACI for 241 ML with following
	restrictions: the decorative stone or brick must be ground level
	and not interfere with mowing. The installation must not be
	permanent.

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	 The HOA Board approved the combination and renewal of two July 2025 CD's for 5 months. The HOA Board does not approve the ACI (Bream estimate 3629) for 7509 CLB. The HOA Board approves the ACI for 7529 CLB to build a fence. The HOA Board does not approve the 7529 CLB ACI for a trampoline. Penn Equity: Please send an email reminder that homeowners are responsible for weeding and maintaining the beds/areas directly behind their units. Please request Four Seasons to replace the 2 dead rose
	bushes in front entrance.
Action Items:	Penn Equity: please see items 3,4,5,6,7,8, 9,10, and 11.
	Next Board meeting is scheduled for August 18, 2025, at Bob's house 249 Meadow LN.
Adjournment:	The meeting was adjourned at 8:30PM.