

# Clover Lee HOA Executive Board

## Monday June 15, 2026



<b>Call to Order:</b>	An Executive Board meeting of Clover Lee HOA was held on Monday, June 15, 2026 at 217 Meadow Lane. The meeting began at 7:00 p.m.
<b>Attendees:</b>	Present - president, Chuck Mosey Absent - secretary, Bob Orendorf Present - treasurer, Patrick DiSante Present - board member, Cherie Neal Present - board member, Kristin Kaitz
<b>Approval of Minutes:</b>	Meeting minutes for May 18, 2026, HOA meeting were approved via email and forwarded to Penn Equity for posting on Clover Lee website and record keeping purposes.
<b>Officers' Reports:</b>	Reviewed Clover Lee Balance Sheet as of May 31, 2026, and Aged Owner Balance Sheet as of May 31, 2026. Two CDs were renewed; Centric Bank Roof Loan balance continues to decrease.
<b>Minutes:</b>	<ol style="list-style-type: none"> <li>1. The Board welcomed Kristin Kaitz as a new Board member.</li> <li>2. Patrick DiSante reported that Fannie Mae and Freddie Mac have issued requirements that HOAs must fund Reserves starting in 2027 at a minimum of 15% instead of the customary 10%. There are other changes regarding insurance coverage, etc. Can Penn Equity follow up to see if this impacts our HOA?</li> <li>3. The Board agreed that for the time being no 'No Parking' signs or designations are going to be placed at the grass island located at the odd-numbered CLB section. Penn Equity will send notices to residents of this section asking them not to park along the grass island other than brief loading/unloading. The Board will review the situation in the future as needed.</li> <li>4. The Board discussed the situation where under the tree line at the top of the hill behind CLB odd number section, there appears to be various debris including dog crates, dead wood etc. Patrick will review to verify the Clover Lee property line location and will report back at the next Board meeting to discuss potential actions.</li> </ol>

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	<p>5. The Board discussed improving the appearance of the pond and surrounding banks with additional plantings. Penn Equity will schedule an onsite meeting with Franklin Bream to discuss potential improvements. Board attendees will be Cherie Neal and Patrick DiSante. Please schedule the meeting at a time that is acceptable to Cherie Neal.</p> <p>6. Penn Equity to get an estimate to remove several small boulders by the CLB even number overflow parking area(West side) so the boulders don't interfere with snow removal in that area. This will allow the snow to be pushed back further. Contact Patrick DiSante for destination where boulders can be relocated.</p>
<b>Action Items:</b>	Penn Equity: please see items: 2,3,5 and 6..
<b>The next meeting:</b>	Next Board meeting is scheduled for Monday July 20, 2026, at 249 Meadow LN, starting 7PM.
<b>Adjournment:</b>	The meeting was adjourned at 8:30 PM.