

The Oak's HOA Board Meeting
09/20/12
34 Truman Street, Palmyra, PA 17078

In Attendance: President Don Bliss, Vice-President Jim Graeff, Secretary Eric Hoffman and Treasurer Pat Raskauskas.

Absent: ACC Mack Copeland

Guest: Deb Blanchard

Meeting was called to order at 7:02PM

Guest Ms. Blanchard was welcomed to the meeting by President Bliss and introduced to the Board.

There were no corrections to the Minutes from the last meeting of 06/07/12; motion to approve by the VP and seconded by the Secretary, motion carried.

Vice-President Report:

- One streetlight was out on Pin Oak Circle and that has been fixed.
- The pipe installation from the bowling alley to the sewer plant continues. It turns out we have more common ground that we realized according to maps given to us by the Township. The Township wanted permission to place rocks on our common ground area. They graded the land nicely but the rain last week as messed it up.
- The Pin Oak Circle hill has been trimmed.
- The retention pond intakes have been cut and sprayed with round up (east end of Hickory, west end of Hickory and off Truman).
- A couple of trees have fallen down this summer and Brownie has cleaned them up.
- There are trees in the common area with poison ivy which affects the health of the trees. The VP will cut those vines once the weather gets much cooler.
- Due to the construction we now have 3 entrances to our common area.

Secretary Report:

- Website has been updated and currently is up-to-date.
- There is a growing concern with homeowners not updated their email addresses with the board. Mostly due in part to changing companies such as Verizon to Comcast or vice versa. The Board is going to walk around the association to update residences we either do not have email addresses for or have outdated email address that have come back during the last email blast.
- The Secretary has asked the Board to start thinking about possible candidates for the next election. We will be looking for candidates for Vice President and Secretary.
- The idea of a facebook page has been brought up by a couple of homeowners, the Board is going to send out a survey to homeowners to see just how many would interested and whether or not enough interest is there.

Treasurer Report:

- Current assets: \$12,628.88 in checking; \$16,690.15 in the Money Market Account and \$21,254.90 in the CD.
- All invoices are paid to date.
- Budget is in line with what was projected for calendar year 2012.
- Next year's budget will be submitted next meeting the Treasurer asked if there would be any necessary cost increases from the current budget. Administrative costs will be increased by \$500, sign maintenance will be given \$1,000 more and the common ground account will be allotted \$1,000 more.
- The yard sale will be May 18, 2013.
- Next year's Annual Meeting will be held on April 1, 2013.
- Treasurer's Report was approved by the VP and seconded by the Secretary. Accepted by the Board as presented.

ACC Report:

- 10 Pin Oak has requested that an existing retaining wall be replaced. The request was approved.
- 14 Truman has requested permission for an existing back patio to be replaced, this request was also approved.

President Report:

- There was a complaint of a wild cat on Hickory – the cat has been caught. It was taken to the Lebanon County Animal Shelter and costs were picked up by the Township.
- 310 Oak Lane has been sold.
- There is a speed detecting sign in the association for the next few days to deter speeding through the Association.

New Business:

- There is an early morning dog walker in the Association which is allowing their dog to poop in yards and driveways without cleaning it up. The Board is not sure if this is a homeowner from with the Oaks or an outside resident. Residents that walk animals should have their animals poop or urinate in the street, not in other resident's yards and any droppings in the street need to be cleaned up.
- A concern of the Schwann's truck parked in the street has been brought up by the VP. It could not be heard when the weather was nice and the air conditioners were on with the windows closed but now with the cooler weather and the air conditioners not running and the windows open the truck generator that is running is loud.
- There was a car broken into on Truman Street and property was taken. The Secretary is going to put a reminder to homeowners to secure their vehicles and close their garage doors on the website and ask if anyone has information regarding this robbery to contact the police department.

Meeting adjourned at 9:07 PM

Next Meeting scheduled for 7:00PM on 11/08/12 @ 204 Apple Blossom Lane.

Submitted by the Secretary.