

Fellow Residents and Friends:

Most of you are aware that our annual meeting, originally scheduled for April, was postponed indefinitely. Since the question of holding such a meeting is unresolved due to ongoing restrictions, the Board of Directors has chosen to hold a "Regular" Board Meeting and simply pattern the agenda of that meeting after an Annual Meeting. This Board Meeting was held on June 15th. The Board does not believe this action is in violation of any of our Rules and Regulations, By-laws, etc. The idea of a medical pandemic simply is not covered in our founding documents.

The remainder of this document are the minutes from that meeting and various other items. Please contact me directly if you have any questions or comments.

*******BEGIN MINUTES HERE*******

President's Report

The President opened the meeting at 7:05 pm. He announced that we had a meeting quorum and welcomed the Board members. This meeting is a replacement for the annual meeting normally held in April. Due to the pandemic, the scheduled Annual Oaks Homeowners meeting remains postponed.

The President then introduced the Board Members:

- **The President**, Jack McDonald, jw_mcdonald@reagan.com
- **The Vice President**, Helen Bernhardt, hbern412@yahoo.com
- **The Treasurer**, Ed Kenyon, edkenyon2@gmail.com
- **The Secretary**, Ann Mease Shiner, annmease@outlook.com
- **The Architectural Control Committee Chairman**, Natalie Bucklavich, nataliewe@gmail.com

All of these Board Members were in attendance

The President let all the attendees know that the office of President and Architectural Committee Chairman were up for re-election.

The President reported that 7 new residents/families moved into the development since this time last year; all fees associated with these moves are in order.

The President spoke about enhancing the web page further with seasonal photos as well as the creation of a “mobile-friendly” version of the WEB site. Look for these changes very soon.

The Garage sale was re-scheduled for Saturday July 11, from 7:00 am-12:00 noon (rain or shine). Signs will be posted at strategic locations in the Development and an ad will be inserted into the local Merchandiser newspaper.

Vice President’s Report

In late April of 2019, a small sink hole started in the common area along the sewer line behind a Hickory Street residence. Since the sewer line is the responsibility of the township, they did the repair work.

A lamppost on Hickory Street required some major wiring repair at a cost of \$5,000.

Another large sinkhole developed on the common ground in late summer last year. It was filled in May of this year using old stonework that our President donated from his patio renovation and was filled in by Brandt Landscaping at a cost of \$400.

The fence issue behind some of the townhouses off Hickory is still under advisement; a decision on what to do about this fence will be made shortly.

Treasurer’s report.

An audit of the association’s expenses was conducted by Garcia Garman and Shea PC. The Treasurer pointed out that a yearly analysis sheet can be seen on the Oaks web site. Normally this document would be on display at the annual meeting, however due to the virus that was not possible.

The treasurer went over the 2019 budget vs 2020 budget.

He also reviewed the 2020 Assets & Budget vs Actual Year to Date (YTD) activity.

All the aforementioned documents are provided as attachments to this document and are also posted in the appropriate area of the WEB site.

Secretary 's Report

We have two positions up for re-election: President and Architectural Chair. The votes were graciously counted by Elaine McDonald and Claudia Zulick prior to the Board meeting. There were 97 ballots received by the cut-off date. Jack McDonald was re-elected as President and Karl Schill was elected as the ACC chair replacing Natalie Bucklavich. Based on these ballots, the Board of Directors officially declares Jack McDonald as President and Karl Schill as Architectural Committee Chairman for a 2 year term beginning in April, 2020.

Please note that there was one "write-in" vote among the ballots that were cast. The Oaks Regulations specifically prohibit Write-In votes in the traditional sense. There is a process that must be followed in order for a candidate to be listed on the ballot. That process is described on our WEB Site.

If any Oaks Homeowner wishes to view the ballots, please contact the President directly.

We wish to thank Natalie Bucklavich for her years of service to the Board and her volunteering for this community.

The web address is www.palmyraoaks.com . The web site has been changed and updated with new features and photos. The current Board President Jack McDonald has taken over the design of the web page including updates and changes, saving the Oaks Homeowners money that would be spent for a third-party administrator.

Homeowners can view past newsletters, Board meeting minutes, the yearly financial analysis, an exterior modification request form, legal documents and announcements. Homeowners can also contact the

Board members via email directly from the website. We encourage everyone to submit pictures to be added to the web page.

It is also particularly important that homeowners inform the Board of any changes to your email addresses. If there are changes to your email addresses, please contact one of the Board members so that our records can be updated. Emails are usually only sent out to alert members to problems such as construction work in the area, a lost pet, a burglary, election news and the newsletter.

ACC Chairman's Report

The ACC Chair commented on several roofing, fencing and window requests and she directed them to tour our web site where all the information is available. She emphasized the need for homeowners to contact the ACC chair about fences and sheds. These items must be approved by the Board and all that information is on the web page. Do not hesitate to get in touch with any questions you may have going forward.

The President thanked the Board for coming to the 20th Annual Meeting.

Meeting adjourned at 8:30.

Respectfully submitted,

Jack McDonald Ann Mease Shiner

President, Secretary,
Oaks HOA Oaks HOA