

The Oaks Homeowners Association
Board Meeting
Palmyra, PA 17078

October 24 ,2016

Present: Jim Graeff, President; Ed Kenyon, Vice-President; Deb Blanchard, Treasurer; Ann Mease-Shiner, Secretary; Tom Zimmerman, ACC Chair.

Meeting was called to order at 7:10PM
There was a quorum of Board Members present.

The President welcomed everyone to the meeting and thanked Tom Zimmerman for hosting the meeting

President Report –

The president discussed combining the covenants and restrictions into one document to be placed on the web page. This hard copy will be introduced at the annual meeting. The president will be sending the secretary an up dated list of new homeowners to be added to the master list.

Vice-President Report –

The vice president reported a globe replaced on Apple blossom and bulb and sensor replaced at several other locations. We purchased 3 bulbs and sensors from Dauphin electric. He discussed pricing for weed whacking and weed removal and the price may go up for 2017.

We have a new Met Ed representative for the county Mathew Kemp. He will instruct us going forward on any changes the billing. We are on a reduced billing cycle until May 2017. The electric bill will be evaluated when the rebate is over. And we will be in contact with Mathew at that time to see the new changes if any.

Treasurer Report –

The treasurer gave the board a hard copy of the Budget 2016 vs Actual YTD. A hard copy of the YTD Ground Maintenance details was distributed at the meeting and were reviewed line by line. The treasurer explained to the board the reason for the increase in Common Ground maintenance. This over expenditure is due to a slight increase in ground maintenance for 2016.

The checking account has a balance of \$6,895.74; money market balance is \$17, 724.70; CD balance is \$21,702.99.

Secretary's report-

The secretary will be updating the homeowners list once received by the president. We will be making a change on the web page under architectural materials for exterior paint. It states Admens and it should be Aumens.

ACC Report –

The ACC chair once again discussed the importance of homeowners looking at the Architectural specifications before doing any changes to the outside of their homes. The web site is accurate to reflect the new AC chairs e-mail address.

Closing remarks-

The president discussed the re-election of board members for 2017. The open position for election are Vice President, Treasurer and Secretary. This information will be distributed through the mail. The annual meeting will be April 3, 2017.

A motion was presented by VP to adjourn the meeting with a second by the Treasurer.

Meeting adjourned @ 8:30 PM.

Next Meeting: The next meeting will be scheduled for February date and location TBD.

Submitted by
Ann Mease Shiner, Secretary