

The Oaks Homeowners Association
November 28, 2007

A meeting of the Oaks Homeowners Association was held on November 28, 2007 at the home of Secretary Marcia Perrotti. Present were: Treasurer – Cheryl Schill, Marge Busch, Chairman of the Architecture Committee – Ray Urban, and Vice-President and acting President – Scott Stephens.

The meeting was called to order at 7:05 pm.

Old Business

Scott noted that we need to bring on a president to replace Charlie Busch. Since the election will be held in April, Scott will continue to act as president until that time. Members interested in running for office will be solicited in the notice of annual meeting.

Letters were sent to two homeowners requesting that they apply for post approval of items not requested for approval. Additionally, a letter was sent to Keir Dissinger from Attorney Gerber regarding his delinquent 2007 association dues.

A discussion followed on the question of whether temporary fences need approval by the Architectural Committee. Ray Urban noted that the covenants indicate...”No building shall be erected, placed or altered. Building must have harmony of Section 5.07 requires approval of fences, sheds.” Therefore, everything should be approved with the exception of bushes. Those homeowners out of compliance by not having approved installations can’t vote or run for office when out of compliance.

It was also noted that any homeowner who has a complaint about another homeowner should put said complaint in writing to the Board.

Treasurer’s Report

Refer to web site for a copy of the Treasurer’s report.

Cheryl noted that we can get a better rate on our CD by adding \$5,000 to 13 month CD, The Board directed her to make the necessary changes.

Ground maintenance includes work for fence repair, leveling ground on Pin Oak Circle, weeding & feeding and mowing.

The electric category in the budget includes globe fixes.

Cheryl noted that we need to get software for website maintenance. Software charge is \$150, \$120 for hosting. An expenditure of \$270 was included in the budget.

Bills for the 2008 association dues will be sent January 1, 2008. This will also include notice for annual meeting. The Board noted we need to include the late fee on bill. January 1 – 30. There is a late fee of \$25 plus collection and attorneys fees for dues not paid by March 1, 2007.

The annual meeting will be held Monday, April 7, 2008 at 7 pm, at Palmyra Borough Hall. Cheryl Schill will arrange to reserve the hall.

On a motion from Cheryl Schill and a second from Ray Urban the Board unanimously determined to hold annual dues at last year's rate of \$150.00.

A discussion followed on the need to request bids for mowing services in 2008. It was noted that everyone happy with mowing service from Browns and with spraying of common ground by Farmers. We will request additional bids if the price of either service increases.

On a motion from Scott Stephens and a second from Marcia Perrotti, the 2008 budget was approved as submitted.

New Business

President and Treasurer terms are due for re-election. Cheryl Schill will seek re-election. We are seeking nominees for office of President. Interested members are advised to send a resume to The Oaks Homeowners Association, PO Box 163, Palmyra, PA 17078.

Ray Urban suggested that we put web site address on sign to refer homeowners to information posted there. Ray will investigate cost and report back to board.

Meeting adjourned at 8:45 pm

Respoectfully submitted,

Marcia Perrotti
Secretary
The Oaks Homeowners Association