

The Oaks Board Meeting Minutes  
Wednesday May 5, 2021 at 7:00 pm  
26 Truman Street, Palmyra, Pa 17078

**The President opened the meeting at 7:05 pm.** He announced that we had a meeting quorum and welcomed the board members. Lauren McCullough attended via Zoom.

The President then introduced the Board Members:

- President, Jack McDonald, [jw\\_mcdonald@reagan.com](mailto:jw_mcdonald@reagan.com)
- Vice President, Helen Bernhardt, [hbern412@yahoo.com](mailto:hbern412@yahoo.com)
- Treasurer, Ed Kenyon, [edkenyon2@gmail.com](mailto:edkenyon2@gmail.com)
- Secretary, Lauren McCullough [lpmccullough@gmail.com](mailto:lpmccullough@gmail.com)
- Architectural Control Committee Chairman, Karl Schill, [kschill@gmail.com](mailto:kschill@gmail.com)

**Secretary report:**

- The Secretary requested all Board Members to submit their input for the Acorn newsletter that will be emailed to all residents and published on the website in July.

**ACC Chair report:**

- The ACC Chair reminded everyone that homeowners who have properties with easements should check the Township requirements before placing anything on easements.
- A reminder that prior to adding fences or any above ground structures, it will need to be submitted for approval to the Architectural Committee.

**President report:**

- The President shared the results of the informal “straw poll” email that was sent out to all residents regarding their feelings about adding an amendment to the By-Laws to prohibit rentals.

Summary Statistics	
Total Dwellings	151
Total "YES" Votes	88
Total "NO" Votes	23
Total Abstains	2
Total Responses (regardless of the response)	113
Total Dwellings who have not responded	38
Percent "YES" votes from all dwellings	58.3%
Percent "NO" votes from all dwellings	15.2%
Percent "YES" votes of all who voted	77.9%
Percent "NO" votes of all who voted	20.4%

Based on the majority support from the residents, Jack McDonald, President, made a motion to move forward with the process of submitting the No Rentals Amendment for a formal vote by residents.

This was seconded by Helen Bernhardt, Vice President.

The final version of the amendment will be somewhat different than the version that was presented in the straw poll. Specifically:

- Residents who purchased their home PRIOR to the amendment will have the right to rent their home so long as they observe a set of criteria. These criteria will be spelled out in the formal amendment ballot that will be mailed to all residents in the near future.
- Residents who purchased their home AFTER the amendment will be asked to demonstrate a significant financial hardship to the Board before they can rent their home. If approved, they will also have to meet the same criteria as mentioned in the previous paragraph.

**All those in favor of the motion**

*Aye:*

Karl Schill, Architectural Control Committee Chairman  
Ed Kenyon, Treasurer

**All those opposed**

*Nay:*

Lauren McCullough, Secretary

The Ayes have it, and the motion is carried.

The President will be drafting the language of the Amendment to be submitted to a lawyer for approval. Once approved, a ballot will be drawn up and sent to all residents via USPS Mail.

The meeting concluded at 8:30pm.

Submitted by:

Lauren McCullough, Secretary