

The Oaks Homeowners Association
P. O. Box 163
Palmyra, PA 17078

A meeting of the Officers of the Oaks Homeowners Association was held on Tuesday, March 10, 2009 at the home of the Treasurer. Present were Don Hassenbein, President; Ron Burke, Vice President; Ray Urban, Arch. Control Chairman and Pat Raskauskas, Treasurer. Absent was Marcia Perotti, Secretary. The Secretary's proxy was given to the Treasurer.

The meeting was opened at 7:00PM with the Vice President approving the Feb. 10, 2009 minutes and the Arch. Control Chairman seconding the motion. Hearing no objections, the minutes of the Feb. 10, 2009 meeting were approved.

President's Report –

The President reviewed with the Board a lay-out of the rooms the Church of the Holy Spirit has made available for the Annual Meeting on Monday, April 6th at 6:30PM. Based on the response to an earlier mailing asking the members of the HOA if they would attend &/or provide a proxy of their vote, there will be 26 members attending and 34 members have responded they will not. This leaves 91 members of the HOA who have not responded either way.

The President presented a tentative agenda for the Annual Meeting. The responsibilities of each Board member were reviewed for the April 6th meeting. The President will prepare a spreadsheet for volunteers to tally the votes for the positions of Vice President and Secretary for the April 2009 to April 2011 term. There will also be a separate tally spreadsheet to determine the outcome of the votes for changing the Amendments to our Declaration of Restrictions & Covenants (5 changes proposed) in addition to the changes in the By-Laws (6 changes proposed). Two-thirds of the 151 homeowners or 101 votes need to be received to make any changes.

The proposed ballot letter was reviewed and suggestions were made by Board members in order to make this clear to voting members. The final version would be prepared by the President and forwarded to the Treasurer in order for copies to be made and mailed by the end of this week. It was determined that a stamped self-addressed envelope to the HOA Post Office Box would be included with a label indicating the envelope would not be opened until April 6th at the Annual Meeting.

New Business-

The President and Vice President signed two (2) Resolutions of the Board of Directors notes. The first indicated all Officers of the Oaks HOA Board who have served for one (1) full year from April 2008 to April 2009 will be reimbursed the 2009 Annual Maintenance Assessment they have paid. This will be done during the Annual Meeting on April 6th in accordance with the 1st Amendment to the By-Laws of the North Londonderry Twp. HOA dated March 25, 2005. The second was to indicate Mr. Ray Urban as Arch. Control Chairman is re-appointed as an Officer of the Oaks HOA for the period of April 6, 2009 until the 2010 April Annual Meeting. He is also appointed as a member of the Board of Directors of the Oaks HOA with the term expiring at the 2010 April Annual Meeting. Ms. Patricia Raskauskas who is currently serving as Treasurer is appointed as a member of the Board of Directors of the Oaks HOA with the term expiring at the 2010 April Annual Meeting.

The President noted members of the current Architectural Control Committee have accepted their ongoing commitment to serve. Members of the current Maintenance Committee and Nominating Committee have declined an ongoing commitment to serve. The Board has accepted their decisions and decided the incoming Vice President and Secretary (as the Chairs of these committees) can solicit members of their choice to serve during their term.

Vice President's Report –

All streetlights are currently operational and the HOA continues to have spare parts available should they need to be repaired.

The Vice President has received two (2) Requests for Proposals for maintenance of the common ground. After discussion and comparing the proposed cost and services provided, the Board has decided to accept the bid from TruGreen for weed control. The proposal indicated they would perform three (3) applications at the cost of \$250.00 per application. The total cost for 2009 will be \$750.00 with the possibility of a fourth application only if necessary and approved by the Board.

The Vice President reports we are currently under contract with Brownie's for cutting of the common ground for 2009. He also reports and will present to the Board the contract with the Electrician for 2009.

The Vice President reported he attended North Londonderry Township's Supervisor Meeting on Feb. 17, 2009 representing the Oaks HOA.

Treasurer's Report –

The Treasurer noted there were six (6) members of the HOA who had not paid the 2009 Annual Maintenance Assessment as of March 5, 2009. The delinquent dues First Notice had been mailed on March 5, 2009. Since then one (1) payment was received and one (1) member of the HOA has responded why they should not be responsible for paying as they had been a past Board member.

The Treasurer presented to the Board the payments of prior Board members going back to 2007 based on copies of the checks for the Annual Maintenance Assessments. The Board agreed the past Board member in question would be exempt from the 2009 Annual Maintenance Assessment based on the 1st Amendment to the By-Laws dated March 25, 2005 because there was evidence they had paid in 2007. However, no other prior Board members are exempt from payment. Responses to prior Board members will be issued by the Treasurer.

The Board reviewed the procedure concerning the 1st Amendment to the By-Laws dated March 25, 2005 and again agreed that in order to avoid future Board members questioning their Annual Maintenance Assessments being "waived", Board members will pay their Assessment when the invoice is received in beginning of the calendar year and then be reimbursed at the Annual Meeting provided they have successfully completed a year of service.

The Financial Statement for December 31, 2008 and 2007 prepared by Faren Garcia & Garman, PC was reviewed and distributed to the Board. The full report will be posted on the website and a motion from the Vice President and seconded by the proxy from the Secretary was made to provide members of the HOA with a copy of the Statement of Revenues, Expenses and Changes in Fund Balance for Dec. 31, 2008 and Dec. 31, 2007 contained in the report for the Accountants as well as a copy of the Budget for 2009 prepared by the Treasurer.

New Business-

The Treasurer reported \$51,783.37 in total assets as of March 5, 2009.

Secretary's Report-

Due to the absence of the Secretary at this meeting, no report was available.

ACC Chair's Report-

The ACC Chair reported one (1) new request for a replacement item and found the homeowner never had prior approval. This will be addressed.

The ACC Chair reported that he and the President met for several hours recently and reviewed, revised and updated the master list of ACC conditional approvals and denials.

Conclusion-

The Board was of the opinion no additional meetings would be necessary between March 11, 2009 and the Annual Meeting scheduled for April 6, 2009. On a motion from the Treasurer and seconded by the Vice President the meeting adjourned at 8:45PM.

Respectfully submitted March 11, 2009 on behalf of the Secretary by

Patricia Raskauskas
Treasurer
The Oaks Homeowners Association