

The Oaks Board Meeting Minutes
Wednesday September 8, 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
- Vice President, Helen Bernhardt, hbern412@yahoo.com
- Treasurer, Ed Kenyon, edkenyon2@gmail.com
- Secretary, Lauren McCullough OaksHOA.Secretary@gmail.com
- Architectural Control Committee Chairman, Karl Schill, OaksHOA.ACC@gmail.com

ACC report:

- Sales, inspections and additions to properties (including 1 fence) have all been updated in the records

Vice President report:

- 1 street light is out in the Pin Oak cul de sac. It was originally replaced in April and the Vice President is waiting to hear back from the repair person to schedule an appointment to look into the issue.
- The common area has been sprayed by Greenskeepers and is draining well after all the rain from the hurricane.

Secretary report:

- There have been a few changes to contact information for residents that have been updated on the spreadsheet.
- The Secretary discussed the upcoming election of the President and Architectural Control Committee Chair. The nominating committee will be reaching out to those who have expressed interested in running for a position on the board.
 - Anyone interested in running for one of these positions, please contact the Secretary at OaksHOA.Secretary@gmail.com
 - The election ballots will be discussed further at the next meeting in November/December.

Treasurer report:

- The Treasurer proposed an increase in the maintenance assessment based on the following information:
 - We have had only one increase in ten years. It was in 2017 for \$20.00.
 - We will be approximately \$12,000 over budget this year because of the sinkhole repair. Unfortunately, sinkholes are going to be an ongoing problem.
 - We will end 2021 with about \$35,000 in reserve. Interest on the CD is minimal and will remain so for the foreseeable future.
 - In years past the Board of Directors decided to keep a minimum \$40,000 in reserve but wanted to maintain approximately \$50,000.

- The proposal was submitted to a vote.
 - Ed Kenyon, Treasurer, motioned to raise dues by \$20.00
 - Jack McDonald, President, seconded.
 - The board was unanimous in the vote of YAY, and the motion PASSED.
 - The increase will start JANUARY 2022.

President Report:

- The resale certificate spreadsheet has been updated.
- The President discussed an issue that was brought up by a new resident on Apple Blossom surrounding concerns about vehicles speeding.
 - Jack and Karl will be contacting the township to see what next steps can be taken since any changes to road signs and traffic regulation will need to be done by the township.
 - The President would like to solicit input from the residents of Apple Blossom to report any incidents about excessive speeding they witness. Those can be submitted to oakshomeownersassoc@gmail.com

The meeting was adjourned at 8:01pm.

Submitted by
Lauren McCullough, Secretary