

The Oaks Homeowners Association

Board Meeting

59 Truman Street

Palmyra, PA 17078

May 11, 2015

Present: Jim Graeff, president; Ed Kenyon, vice-president; Deb Blanchard, treasurer; Mack Copeland, ACC chair. Absent: Ann Mease-Shiner, secretary.

Meeting called to order at 7:00 PM.

There was a quorum of the Board and no guests.

The minutes submitted by Ms. Mease-Shiner from the Annual HOA meeting held on April 6, 2015 were previously approved via email and posted to the website.

President's Report

Mr. Graeff reported that two resale certificates have been issued since our Annual Meeting (454 Oak Lane and 14 White Oak Circle) with one more to be issued shortly (40 Hickory Street).

He is coordinating with Ms. Mease-Shiner and Mr. Kenyon to update the master list of homeowner contact information.

Mr. Graeff will have the By-Laws amendment that was passed during the 2015 Annual Meeting notarized and posted online. It was suggested that the finalized amendment be distributed to homeowners with the next dues assessment mailing.

He noted that our webmaster has suggested that we post additional photos of our neighborhood online. Current photos are from winter. He will request permission to take photos of various homes in the neighborhood to be posted on our website.

Secretary's Report

Mr. Graeff offered a May 27 deadline for articles to be submitted to Ms. Mease-Shiner for publication in *The Acorn*.

Mr. Graeff noted that Ms. Mease-Shiner distributed the minutes from the Annual Meeting to Board members for approval quickly, and that they have already been posted on the website.

Treasurer's Report

Ms. Blanchard distributed year-to-date financial activity. Current balances are as follows: checking account, \$16,971.47; money market, \$17,712.11; CD, \$21,625.98. An Income & Expense statement will be distributed to the Board in July.

She reported that it took longer than expected to have new Board member signatures added to the accounts, but that the process has been completed. As the year progresses, she will investigate moving the accounts to another financial institution with more accessible hours.

The annual yard sale will take place on Saturday, May 16 at 7:00 AM. As in previous years, yard sale ads were purchased in the Hershey/Hummelstown/Palmyra *Community Courier* (Engle Printing & Publishing) and the Lebanon/Hershey *Merchandiser* (Kapp Advertising). Ads are scheduled to run in print May 13 and have been posted online. Signs have also been placed on Apple Blossom Lane and Route 422.

All homeowners have paid their 2015 maintenance assessment.

Vice-President's Report

Mr. Kenyon reported that Greenskeeper applied the first of two treatments on April 30 and that the results look good. Mr. Kenyon and Mr. Graeff will share responsibility for spraying Roundup in the common area.

A tour of the common area for all Board members to assess the grounds will be scheduled later this spring. Mr. Graeff will email Board members to select a date.

Architecture Control Committee Chair's Report

Mr. Copeland reported that the homeowners at 310 Oak Lane requested ACC approval to replace an existing concrete pad with a new wood deck and pergola on the same footprint, which was approved. He also noted that an electric dog fence at 87 Pin Oak Lane extended into the common area. The homeowner reported being unaware of the boundaries and has removed the marking flags.

Homeowners will once again be reminded in *The Acorn* to request approval from the ACC prior to making modifications to the outside of their homes and properties in accordance with the Restrictions & Covenants and By-Laws.

The next meeting will be scheduled in August and held at 45 Hickory Street.

The meeting was adjourned at 7:50 PM.

Submitted by
Deborah Blanchard, Treasurer