

The Oaks Board Meeting Minutes  
Tuesday, November 7, 2023 at 6:30 pm  
340 Oak Lane, Palmyra, PA 17078

**The President opened the meeting at 6:34 pm.** She announced that we had a meeting quorum and welcomed the Board Members.

The Board Members in attendance were:

- President, Betsy Jamison, [president@palmyraoaks.com](mailto:president@palmyraoaks.com)
- Vice President, Kay Black, [vp@palmyraoaks.com](mailto:vp@palmyraoaks.com)
- Treasurer, Bill Campoll, [treasurer@palmyraoaks.com](mailto:treasurer@palmyraoaks.com)
- Secretary, Lauren McCullough [secretary@palmyraoaks.com](mailto:secretary@palmyraoaks.com)
- Architectural Control Committee Chairman (Interim), Michael Wheeler, [acc@palmyraoaks.com](mailto:acc@palmyraoaks.com)

The President invited the Vice President to begin the meeting.

### **Vice President report:**

We've contacted landscaping companies to walk Lot 50 which should be finished by November 17th. We are asking for cuts every other week, which include cut, weed whack, trim, as well as weed control spray throughout the season. Once we receive the quotes, we will discuss our options. Flags will be removed after the vendors have finished.

The Board asked for quotes from two vendors about filling the large sinkholes in the wooded area of Lot 50, located down near the Township's access point. We were quoted by Long's for \$8,900 and Ebersole for \$14,000. We also discovered a smaller 3rd sinkhole in the area. Considering the location of the sinkholes are not near any homes or culverts, the Board has decided the option that makes the most financial sense is to put up orange snow fencing and additional Keep out signs for now. We will continue to monitor them and take next steps if needed.

We will be placing a sign at the Deer Stand that was discovered on our property, warning the owner that if it's not removed in the next 2 weeks that the Homeowner's Association will be removing and disposing of it.

We sent out an email to residents regarding items that have been placed on Lot 50, historically known as the Common area, without Board approval. On our most recent walk through, we saw that many items were voluntarily removed. Additionally, the Board removed a bench that was located on the property. There are still items like bird baths and planters located on Lot 50. If you wish to relocate those items to your property,

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please do so now, as these items will be removed and disposed of in the next few weeks.

Our Met Ed contract is still in effect and will need to be renewed in 2027.

**Treasurer report:**

The Board has reviewed the financials submitted by the Treasurer. Our \$30,000 CD matures on November 28th. The Treasurer, Bill Campoll, motioned that we place \$25,000 in a One Year CD. This motion was 2nd by Michael Wheeler, the ACC, and passed unanimously with 5 Ayes.

The Treasurer contacted 4 accounting firms for our yearly quotes. 2 declined to bid. Parks & Company submitted a bid of \$1,550 and our current firm Garcia, Garman & Shea would not reduce their fee of \$2,100 after being provided an opportunity to re-bid. The Treasurer motioned to move our accounting and tax services to Parks & Company. This motion was 2nd by Michael Wheeler, the ACC, and passed unanimously with 5 Ayes.

All vendors have been updated on our address change and the old P.O. box will be closed next week and have a forward placed on it.

**ACC Report:**

All recent requests have been addressed and updated in the spreadsheet.

**President report:**

After receiving a complaint from a resident about dog signs in yards, we sent an email to all residents. For the most part we saw a good deal of voluntary compliance. However, there are still signs in yards, so homeowners in violation of our Restrictions and Covenants will be receiving a letter and if they are not removed that will be considered a nuisance and subject to a fine. (Section 6.16, Amendment 3)

As a homeowner, if you wish to file a complaint about a violation of the Restrictions & Covenants, you may do so via the form on our website.

We the Board recognize that some residents may find our Restrictions & Covenants signs policy to be outdated. We will be putting together an amendment that will be voted on by residents during our Annual Meeting. In order for that amendment to pass we will

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need a  $\frac{2}{3}$  majority. So if having the ability to display signs is important to you, this will be an amendment you will want to vote on.

**Secretary report:**

Our spreadsheet has been updated with new resident information.

The Board discussed online payments for the 2024 Annual Assessments. Since this is a new functionality on our website, we are inviting residents to participate in a Beta test of this option. This option will only be available to those who wish to pay during the discounted, early bird window.

There are fees involved with using this option as with most online payments. This fee pays for the many companies and banks that have a role in processing a transaction. However, if the convenience of using this system is appealing to you, we wanted to make it available. Here are the fees:

- Credit card fees are 3.2% + \$0.80
- Bank account fee is 1.4%

If you would like to pay for Annual Assessment online, you will need to register for an account on the website (<https://www.palmyraoaks.com/>). In the top right corner click REGISTER and fill out the information. There will be one account per household, but you can add multiple members to the account.

The meeting was adjourned at 8:30pm.

Submitted by  
Lauren McCullough, Secretary