

The Oaks Homeowners Association  
Annual Board Meeting  
Rothermel-Finkenbinder Funeral Home  
325 S. Railroad Street, Palmyra, PA 17078  
April 4, 2022 at 7:00pm

The President opened the meeting at 7:08pm. He announced we had a meeting quorum, and he welcomed and thanked everyone for taking the time to attend the meeting. The President reminded everyone that we have two positions up for election: President and Architectural Control Committee Chairman.

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 [OaksHOA.Secretary@gmail.com](mailto:OaksHOA.Secretary@gmail.com)
- Board Nominee, Betsy Jamison

JOINED VIRTUALLY VIA ZOOM

- Board Nominee, Forrest Borod

ABSENT FROM MEETING DUE TO ILLNESS

- Architectural Control Committee Chairman, Karl Schill, [OaksHOA.ACC@gmail.com](mailto:OaksHOA.ACC@gmail.com)

There were 23 residents in attendance. (20 in person and 3 via Zoom).

The President turned the meeting over to the Vice President.

Helen Bernhardt, the Vice President, reported on her responsibilities which primarily entails taking care of and maintaining the streets lights and common grounds of the Oaks.

We have approximately 14 acres of common area which Brownie Lawn Service will continue to mow, and Greenskeeper will perform our annual lawn treatment. The sinkholes are holding well since adding cement to the easement.

All 32 street lights have been converted to LEDs and we haven't had to replace any in 2022.

A reminder to all residents: **Please do not dump** anything in the common grounds. Tree trimmings are collected the first Monday of the month. You can see a full list of curb side collections provided by the township at:  
<http://www.palmyraborough.org/departments/yardwaste.php>

The President turned the meeting over to the Treasurer.

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Ed Kenyon, the Treasurer, announced that when everyone arrived tonight they were given an Oaks financial sheet along with a 10-year comparison. An audit of the association's expenses was conducted by Garcia Garman & Shea, PC. Copies of both the financial sheet and audit are available on the website. ([www.palmyroaks.com](http://www.palmyroaks.com))

Our 2021 budget was over by approximately \$10,000 which was due to a sinkhole repair of \$12,000.

He reminded everyone that their assessment fees were raised by \$20 as of 2022. This is only the 2nd increase in 10 years. Expenses have risen and it was necessary. Unfortunately, sinkholes are going to continue to happen, plus we are committed to always having a reserve amount of money.

All homeowners have paid the 2022 assessment – the final payment coming in today after being sent a certified mail letter.

The President turned the meeting over to the Secretary.

Lauren McCullough, the Secretary, announced that 95 ballots were submitted and the winners of the election were:

- Betsy Jamison who received 95 votes for President.
- Forrest Borod who received 95 votes for Architectural Control Committee Chairperson

Votes were counted by Elaine McDonald and Claudia Zulick, and verified by the Secretary.

The incoming board members will serve a 2 year term.

Thank you to Jack McDonald for his 4 years of service as the President and Karl Schill for his 2 years as Architectural Control Committee Chairperson on the Board. We deeply appreciate their dedication to the Oaks Community.

One of the roles the Secretary performs is maintaining the contact list. If you have any changes to your contact information, please be sure to reach out to the Secretary so we can keep that up to date and you can continue to receive announcements via email. Some of those announcements include construction in the area, lost pets, reminders, etc.

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A quick reminder: In 2019, Linsey Lyons set up a Facebook group for the Oaks, and if you have not joined, it's a great place to connect with your neighbors. The link to the group is on the website.

The website address is still [www.PalmyraOaks.com](http://www.PalmyraOaks.com). You can see past newsletters, meeting minutes, the yearly financial analysis, an Architectural changes form, legal documents and announcements.

On a personal note, Lauren thanked everyone who has been using the Little Free Library installed at 11 Red Oak Circle over the summer. If you haven't stopped by you are welcome to take a book even if you aren't able to leave one. If you have a large donation, you can reach out to her via Facebook or at the Oaks Secretary email: [OaksHOA.Secretary@gmail.com](mailto:OaksHOA.Secretary@gmail.com)

The Secretary then turned the meeting back to the President.

The President stated that due to illness Karl Schill, the Architectural Control Committee Chairperson would not be joining us at the meeting and re-iterated that anyone who wants to have exterior modifications made to their property needs to contact the Architectural Chairperson PRIOR to any work being performed in order to have those changes approved.

A quick reminder: Anyone who is selling their property must have an external home inspection performed by the Architectural Chairperson which verifies that the property adheres to the HOA guidelines. This is for the benefit of any potential buyers who will have the assurance, from the HOA's perspective, that there are no issues with the property.

The President, Jack McDonald, reminded everyone that any property that is sold, needs to be issued a re-sale certificate. Once the external home inspection is performed by the Architectural Chairperson and passes, and it's confirmed by the Treasurer that resident is up to date on their assessments, a re-sale certificate will be issued by the President after a \$50 fee is collected.

The President announced that Ed Kenyon, the current Treasurer, is resigning from his position on the board. Bill Campoll has volunteered to take over the position in the interim. The board will be holding a vote after the meeting to make the appointment official.

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Former President, Don Hassenbein put together a spreadsheet of all residents who have served time on the board. All together there has been a total of 104 years of volunteer service performed. This spreadsheet is available on the website.

The President then introduced our new Board members:

Betsy Jamison, President

I graduated from Annville-Cleona High School, and as an adult student obtained my B.S. in Business Administration ('06) and MBA ('09) from Lebanon Valley College. I am also a graduate of Leadership Harrisburg Area, class of 2014.

I have lived in North Londonderry Township since 1984, and moved to The Oaks in 1998 when my family's home was built. I have a son and daughter who graduated from Palmyra School District, and now have two granddaughters who are my favorite people ever!

I have had careers with The Hershey Company, GTE/Verizon, The Hershey Trust PWMG, and recently retired from Members 1st FCU, having served there as a Branch Manager, Account Executive for Dauphin and Lebanon Counties and Collection Department Manager.

Bill Campoll, Treasurer

My wife, Ginny, and I moved here in 2012 from Charlottesville, VA, after spending most of my career in Chicago and North Carolina. I retired as CFO of Weaber Lumber late in 2020. Ginny and I are both from Pittsburgh and have two grown daughters and three grandchildren. Ginny graduated from East Carolina University and I am a graduate of the University of Pittsburgh.

Ginny is an RN and a volunteer at the Lebanon Volunteers in Medicine. I am also the treasurer and board member of the WEPA Empowerment Center Inc. in Lebanon, a non-profit organization in Lebanon city.

Forrest Borod, Architectural Control Committee Chairperson

Forrest and his wife Christina have lived in The Oaks since 2017, and share their home with two amazing boys: Alaric (8) and Oliver (almost 2 already -ridiculous!) and an assortment of cats (3 at the moment). Forrest works for Ephrata National Bank as a

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business lender and has been in the banking industry for 10 years. In his free time (what's that?!) Forrest enjoys reading, barbecuing, and traveling.

The meeting adjourned at 8:15.

The Board held a special meeting to appoint a new Treasurer.

Betsy Jamison, President, made a motion to accept Ed Kenyon's resignation as Treasurer. Lauren McCullough, Secretary, 2<sup>nd</sup> the motion.

The motion passed.

Betsy Jamison, President, made a motion to have a vote to appoint Bill Campoll as interim Treasurer for 1 year. Lauren McCullough, Secretary, 2<sup>nd</sup> the motion.

Yays- 3

Helen Bernhardt (Vice President)

Lauren McCullough (Secretary)

Betsy Jamison (President)

Nays- 0

The motion passed.