

The Oaks Homeowners Association
PO Box 163
Palmyra, PA
17078

May 28 2008

A meeting of the Oaks Homeowners Association was held on Monday, May 28, 2008 at the home of Ron Burke, Vice President. Present were Don Hassenbein; Ron Burke, Vice President; Ray Urban, Chairman of the ACC; Marcia Perrotti, Secretary; and Pat Raskauskas, Treasurer. The meeting was opened at 7:00 pm. by Don Hassenbein.

Pat Raskauskas moved to approve minutes from May 5, 2008 Ron Burke seconded the motion. Hearing no objections, the minutes of May 5, 2008 were approved.

President's report –

Welcome visits are being conducted and we included frequently asked questions in the newsletter. More welcome visits ahead, Majer's and Romberger's. Ron and Helen Burke will do Raumbergers. Pat will cover new owners for Majers. Don also distributed welcome packet for new homeowners as well as new property rosters distributed. One roster has basic information, the second document contains email and phone numbers which remains confidential. All but two phone numbers are included. Marcia will update with email addresses she receives from newsletter request. Don created a Resale binder which includes resale certificates, invoice and by-laws and covenants. He is creating a second binder with streets and copies.

Don then distributed copy of resale certificate to all members. Pat asked for copy of invoice when we get that copy at settlement for her books. Finally, Don distributed updates to Board members books.

Don then asked the board for any new business – no new business

Vice President's report

Ron Burke reported on the latest status of street light parts – received nothing from Met Ed. Got one globe from Marge and bought four globes and two ballasts. Will have total of 5 globes. Ron reported he did not get lights and photo cells from Met Ed as promised. Ron will call Met Ed and follow up on promised equipment.

Common ground – weed and feed. Need to identify who is doing contract Pharmers or Tru Green We do not have a signed contract for 2008. November 2007 minutes indicate that Pharmers was chosen for 2008 again.

Ground hogs are digging holes near fence. Fence will fall down. Ron will exterminate the ground hogs.

Repair of sign. Requesting that web site be added to sign when it is repaired and cleaned. Pat reported that the street light at Truman and Oak is blinking. Ron will check into problem.

Treasurer's Report

Checking has balance of \$18,797.21. Money market \$33,491.86.....total cash available of \$47,833.99. Dues \$22,037.90, resale certificates, money market and refund. Budget of \$20,558 and actual expenditures to date are \$6,492.43 surplus of \$14,065.57. Note, nothing budgeted for street light repair. Pat also noted there are some categories where nothing was budgeted which will be reflected in the 2008 financial statements.

The board then discussed the process for waivers and reimbursements of dues for board members. The current process is that board members do not pay their dues for the year in which they are eligible for reimbursement. Since dues are due in January and the board members office runs from April to April, this process is out of sync. Therefore, the board discussed changing the process to having the board member pay the dues and then be reimbursed for their annual dues after the annual meeting when they have successfully completed their annual term.. It was noted that Article 6, section 6.05 states board members who have completed may have their annual dues waived or reimbursed. Marcia Perrotti moved that dues be reimbursed at annual meeting for previous year's service. The board members must have one year of service from board meeting to board meeting to qualify for reimbursement. Ron Burke seconded the motion. Hearing no objections, the motion was approved..

Pat reported there are currently no pending bills and no new business.

Secretary's Report

Newsletter will be taken to a printer. Marcia will run labels. Pat will get stamps. Some minor updates to the newsletter were noted. Marcia will make updates and send electronic copy to Don. Marcia reported that the proposed audit candidate is unable to take assignment. A discussion was held on the bids received thus far for audits. Bill Oyster proposed \$1,000 for each year audited. Least expensive was Dennis Baum. Pat and Don will continue to look for an auditor and report back to the board via email.

Marcia reported that the web site is up to date with data given to KSD Communication . Ray proposed that we post the exterior modification form on the web site for homeowners to submit via email. Marcia will get quote on cost from KSD Communication. Also noted was that the "Important notice to homeowners regarding waste management billing" is outdated and should be removed.

ACC Chair

Ray Urban reported that 204 Appleblossom received conditional approval for swing set.. Dogwood tree approved at 16 Hickory. 25 Hickory re-floored existing deck. 313 Oak Lane, deck on rear of house. 27 Pin Oak, fence approved.

Next proposed board meeting is Tuesday August 19, 2008 at Don Hassenbein's house..

On a motion from Pat Raskauskas and a second from Ron Burke, the meeting adjourned at 8:40.

Respectfully submitted,

Marcia Perrotti
Secretary, Oaks Homeowners Association