

The Oaks Board Meeting Minutes
Tuesday, September 19, 2023 at 5:00 pm
340 Oak Lane, Palmyra, PA 17078

The President opened the meeting at 5:10 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
- Vice President, Kay Black, vp@palmyraoaks.com
- Treasurer, Bill Campoll, treasurer@palmyraoaks.com
- Secretary, Lauren McCullough secretary@palmyraoaks.com
- Architectural Control Committee Chairman (Interim), Michael Wheeler, acc@palmyraoaks.com

The President invited the Vice President to begin the meeting.

Vice President report:

The Vice President discussed our groundskeeping for the 2024 season. We have been informed that our current vendor may be retiring soon and we will be requesting quotes from multiple vendors.

A resident has contacted the Board with their concerns regarding items found in the stormwater management area, historically referred to as “the Common area”, and informed us that they contacted Game Warden.

There is evidence of garden residue grass clippings, and yard debris dumping by residents in the wooded area located behind the duplexes. We have also discovered salt licks (x2), a water trough, furniture (vinyl bench), a fox box, multiple bird feeders, multiple stone bird baths, faux ornamental pine tree, yard signs, and various store bought plants and flowers located in “the Common area.” The Board is discussing our options for cleaning up this area.

Our Restrictions and Covenants state:

6.11. Livestock and Poultry. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose. However, no dog, cat or other household pet may be maintained outside of the residence constructed on the lot and no doghouse or other constructed dwelling for the pet may be maintained outside the aforesaid dwelling. The pet shall be properly

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confined (a properly confined pet is defined as on a leash when outside the premises). Barking dogs left outside shall not be permitted.

The Board also discussed options for repairing the barrier surrounding older sinkholes located in this area.

The Oaks sign located on Apple Blossom has been repaired and we've had new lighting installed. A globe was replaced on Apple Blossom for street light 1. Our current inventory has been retrieved from a vendor, and is now being stored at the Vice President's residence, as described in our Board member responsibilities document.

Treasurer report:

The Board has reviewed the financials submitted by the Treasurer. There have been no significant changes to the budget and we are on track for our 2023 expenses to remain as budgeted, barring there no "extraordinary" expenses.

The Treasurer will be updating our address on the Deed and with the Bank.

ACC Report:

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

President report:

We received a complaint regarding dog signs in yards. An email will be sent out to all residents reminding them of our Restrictions and Covenants regarding signs.

ARTICLE VI PROTECTIVE COVENANTS

Section 6.16. Signs. No sign of any kind shall be displayed to the public view on any Lot except one professional sign of not more than two (2) square feet or one sign temporarily advertising the property for sale or rent, or signs used by a builder or developer to advertise the property during the construction and sales period.

The Board discussed emails received from 6 residences (less than 4% of households) pertaining to the new rules for the stormwater management area, historically referred to as "the Common Area".

We put out a request for volunteers in the newsletter for both the upcoming Election and for our standing committees and have not received any inquiries.

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Each Chairperson is currently reaching out to residents to join our Nominating, Maintenance and Architectural committees.

Secretary report:

Our spreadsheet has been updated with new resident information. The Acorn Newsletter and meeting minutes have been added to the website. We continue to get residents signing up for accounts on the website which will make them eligible for making their Annual Assessment payment online.

The meeting was adjourned at 9:03pm.

Submitted by
Lauren McCullough, Secretary