

**The Oaks Homeowners Association**  
**PO Box 163**  
**Palmyra, PA 17078**

The Oaks Homeowners Association Annual Meeting began at 6:40 pm on Wednesday, April 2, 2008. The meeting was opened by Scott Stephens, acting President. Scott then introduced the HOA board. Cheryl Schill, Treasurer, Marcia Perrotti, Secretary, Ray Urban, Chairman, Architectural Control Committee.

Scott expressed that he has been Vice President for many years, assuming the presidency when Charlie Busch passed away unexpectedly. Scott indicated that through prudent financial management we have been able to build a reserve for emergencies. He reported that we currently have a sink hole behind 41 and 37 Hickory. Don Hassenbein asked if that the same one we dealt with previously. George Raudensky indicated trees put into the sinkhole have now rotted. Scott looking into the problem as a board. There was a suggestion from the floor that the new development behind us might want to get rid of some fill. We should contact them about dumping their fill into the sink hole. Scott asked Ray Urban to look at the sink hole with him over the upcoming weekend...

Point of order from Marcia Perrotti, Secretary reminding the President that we need to establish a Nominating Committee for the 2009 election. Scott asked for two volunteers to make up the nominating committee. Next year will have Vice President and Secretary coming up for reelection. No volunteers from floor raised their hand for nominating committee.

Scott then asked for the Architectural Control Committee report from Ray Urban, Chairman of Architectural Control. When submitting a request for improvement, the request comes to Ray who has committee of three people who come to review the request and determine whether it falls within the restrictions and covenants of the Association. Members of the committee are Bethany Bower, Ted Shipway and Ted Zehrick. In 2007 there were 20 requests, 16 approved, 2 did not require approval, one was conditional approval and one denied for lack of information. For further details on these requests, contact Ray Urban...

Scott then asked for the Treasurer's Report. Cheryl Schill reported that this has been our best year so far in the history of the Oaks. We have \$15,000 invested in CDs, \$13,000 in money market fund and \$16,000 in checking. Cheryl credited Scott Stephens and Charlie Busch with prudent management of our funds so will not have to raise dues in the future. She also noted that it sounds like we have a lot of money but with a sink hole and globe problems we need a good reserve.

Scott reported that thanks to Charlie Busch we drill 3 holes in the base of the globes to keep heat from busting the globe. We are buying 5 more globes to hold in reserve. We can find our globes only at one supplier. Don Hassenbein asked if the supplier will continue buying the globes. Scott replied that yes as far as he knew that was a good

supplier. Scott also noted that the dog poop problem has greatly improved. A discussion of the members indicated that most of the problems came from people outside the neighborhood. Many homeowners question people who are not picking up after their animal and this seems to have helped the situation.

Robin Stanley asked what was the target for reserve. Cheryl reported that our expense budget is \$20,000 and she is projecting \$60,000 for reserve. We currently have about \$30,000. Marcia Perrotti noted that we have approved the following Board Resolution on March 16, 2008. "RESOLVED: The Board of Directors of the Homeowners Association hereby dedicates the sum of \$25,000 to be held for capital improvements or emergency repair only. These dollars cannot be used for routine maintenance."

Pat Raskauskas asked – "do you find most home owners are taking advantage of reductions if they pay their dues early"?

Cheryl reported that we have currently have four people who have not paid and we are taking action.

Question from the floor– what action is being taken

Cheryl replied the first action is a reminder letter. The second action is a delinquent letter. If we still do not have a response then the account is turned over to collection and attorney's fees are charged to the homeowner.

Robin Stanley asked if it goes to the attorney what's the figure the homeowner now owes? Scott replied \$650 so there is an incentive to pay your dues. . Cheryl reported we have one very delinquent homeowner who is coming before the District Justice on April 21<sup>st</sup>.

Robin Stanley asked, what's your plan for homeowners just sent notice and at what point will they be turned over for collection. Cheryl replied after period following second notice. Robin stated and they would be ineligible to vote on issues. Cheryl replied, yes they are ineligible.

Scott Stephens indicated that Cheryl and her husband put many hours into work for the Homeowners Association. The homeowners present acknowledged their effort with applause.

Cheryl then asked homeowners who did not vote then please vote. One ballot was turned in for the election?

Scott asked if there were any questions from the floor.

George Raudensky asked are you going to safeguard the sinkhole until it's fixed. Scott replied I'm going to do that this week. He then asked Ray Urban to help him look at the sink hole to assess the situation.

Carl Erb – with new sewer plant coming in beyond our community property the township has a sewer line that they will use to pump waste to the plant which they are going to need to put in. Wouldn't they be interested in having the land deeded to them? Township is mowing wouldn't they be happy to take it over. Give it to them. This would be the piece of common ground beyond our drainage areas in the back of Apple Blossom which runs all the way down the back. The township has the right of way and they are mowing. Suggesting that we deed the property to the township. Don Hassenbein suggested that Scott talk to Don Heverling. Part is ours. Our line goes up the start of hill up to the townhouse. Don said the best analogy is the right of way the township has in front of your house.

Ray Urban has the common ground map. There is a 35 ft right of way on our property. Carl Schill also noted this map is also posted on web site.

Don Carl asked if it would be appropriate for homeowners to put reflectors on property so snow plows know where to plow.. Scott asked are they ripping in to property? He also replied that it was appropriate if the homeowner wanted to do so.

Cheryl Schill reported we had a pretty big election here this year. We had to do ballots by mail and the results are 48 for Don Hassenbein and 51 for Scott Stephens.

Cheryl reported that the results are there if you want to review.

7:05 pm the meeting was adjourned.

Respectfully submitted:

Marcia Perrotti  
Secretary  
Oaks Homeowners Association  
Palmyra, PA 17078

April 5, 2008

**Addendum to Annual Meeting Minutes:**

Scott Stephens announced that, for personal reasons, he is unable to assume the office of President of the Oaks Homeowners Association. Therefore, in accordance with Section 6:2 of the Bylaws, the Board appointed the runner-up in the election, Don Hassenbein, to that office. He has thanked the community for their support.

Respectfully submitted:

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Secretary  
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