

**The Oaks Homeowners Association**

**Board Meeting**

59 Truman Street

Palmyra, PA 17078

August 17, 2015

Present: Jim Graeff, president; Ed Kenyon, vice-president; Deb Blanchard, treasurer; Mack Copeland, ACC chair, Ann Mease-Shiner, secretary.

Meeting called to order at 7:10 PM.

There was a quorum of the Board and no guests.

The minutes submitted by Deb Blanchard from the HOA Board Meeting held on May 11, 2015 were previously approved via email and posted to the website.

**President's Report**

Mr. Graeff reported that six resale certificates have been issued since our last board meeting. He has received updates, addresses and e-mail addresses to be added to the master homeowners list.

Mr. Graeff submitted the Third Amendment of the By- laws which was approved at the Annual Meeting April 6, 2015. The amendment has been notarized and will be posted on the Oaks Homeowners Association web page.

Mr. Graeff suggested the board take a thorough look at the association web pages and update the information. We submitted changes for the Architectural specifications (Paint, Roofing materials and Vinyl siding) on the web page.

**Secretary's Report**

*The Acorn* newsletter was review by all board members in July and approved for submission on the web page. The Oaks Homeowners list of current addresses and e-mails is updated with the information that is provided to by the new homeowners and current information on file. It was suggested that the board keep a folder with all letters sent to the present board to be archived. This will assist new in-coming board members with current information.

Mr. Graeff noted that Ms. Mease-Shiner should continue to up-date the web page with any new and pertinent information that arises through-out the year.

**Treasurer's Report**

Ms. Blanchard distributed year-to-date financial activity. Current balances are as follows: checking account, \$11,656.56; money market, \$17,714.31; CD, \$21,630.42. An Income & Expense statement were distributed to the Board in August.

All homeowners have paid their 2015 maintenance assessment.

### **Vice-President's Report**

Mr. Kenyon reported he got a quote to replace all lights with LCD lighting and the quote was \$12,000. The board concurred that this is a large of a cost at this time. They have tried one of the LCD bulbs to see how it looks compared to the rest of the street lighting. The board agreed that we should use up all the bulbs that we currently have in stock and re-visit the LCD lighting. A possibility discussed was to replace several at a time.

Mr. Kenyon discussed the sinkhole issue that was previously filled and another to be filled in as well. To refill both the cost was \$1,500 which the board approved.

Mr. Kenyon discussed weed control in the common areas especial Pine Oak Circle they are out of control. The cost for weed control is \$500.00

### **Architecture Control Committee Chair's Report**

Mr. Copeland reported that the homeowners at 12 Red Oak Circle added a new fence and storage shed on the property. The homeowners at 81 Pine Oak inserted a 16 X 16 deck in the rear of the property and 48 Hickory installed a 2 x 4 gas generator. The homeowners at 56 Hickory installed a 6 x 8 foot hot tub next the deck. All of these renovation were approved.

The next meeting will be scheduled in October at Mr. Kenyon's residence.

The meeting was adjourned at 8:20 PM.

Submitted by

Ann Mease-Shiner, Secretary