

**The Oaks Homeowners Association
Annual Meeting
April 3, 2007**

The meeting was called to order by President Charlie Bush at 6:35pm. Charlie asked if there were any changes to the 2006 Annual Meeting minutes. Hearing no changes and a motion from Pat Raskauskas, with a second from Ron Burke, the minutes were approved.

Scott Stephens, Vice President, provided a status report on maintenance items. He asked that people let him know about problems with streetlights. Globes are still expensive and we do have some supply. We had a problem with two lights, first one replaced was as bad as the new one. Talked to the electrician from Met Ed who said sometimes the filament breaks. Charlie reported that the problem with our globes is that they have an aluminum bottom so it dissipates the heat and it seems the globes are lasting longer. We are tracking which lights are prepared to determine if we have on-going problems with a light. Ron Burke committed that was nice to see.

All areas of the common ground will be mowed. This is our largest expense. We have a weekly schedule for mowing and are scheduled for five weed and feed applications. Don Hassenbein asked about the township ground at the entrance. He noted that last year the township went in and cut down the area between Forrest Glenn and our land. Charlie reported the Township keeps that area open because they are using our ground for a right away for their storm water.

Scott noted that he does not do this for the money, so if anyone wants the job they are welcome to it. Scott also noted that if we outsource the work done by the Board we'd be charged.

Charlie noted our funds have gone up and we are trying to get a bit of a nest egg in case we have any problems such as sinkholes. Question: Who has to pay if we have a problem? Charlie...if we have a sinkhole in the common ground, we are responsible.

Charlie then asked Cheryl Schill, Treasurer, for her report. Cheryl reported that financially we are in good shape, particularly since we have managed to avoid attorney's fees. We moved some funds into six month and twelve month CDs. We also have a money market account and checking account.

Questions: What's our total income annually? Charlie reported about \$22,000. Don Hassenbein asked if everyone had paid their bills? Charlie advised that we have five who have not. We are sending a letter this month. We neglected to put a late charge on the original bills. We will send another letter and then send the bills for collection.

Charlie noted that we also receive income from resale certificates. We had 26 last year which was a total income of \$1300. Each certificate is \$50.

Don asked if we know how many people have applied for approvals during the year?

Charlie indicated Ray will report on that when he arrives.

Charlie noted we are having a development-wide yard sale May 5th from 7am til ? This is also the same day as Forrest Glenn this year. Marge is setting up again.

Charlie reported that the few complaints we hyave been getting are about dog droppings, weeds and garbage around houses that people aren't keeping up. When it comes to dogs best thing to do is just call township manager. A lot of times there is just trash laying on the road. If the trash is in front of your property please properly dispose.

We have had some problems with utility trailers. A few have been staying in development during the winter. If they are going to be in development then should be under cover, i.e. in garage. Only thing allowed are seasonal items and they should be on driveway. Charlie also said he's noticed a lot of dumping on common ground, particularly grass clippings. Don asked if it's possible to speak to the gentlemen about dumping since this is really one person. Charlie said he would look at the area and speak to the person dumping.

Charlie then turned the meeting over to Ray Urban for report on Architectural Control Committee. Ray reported he received 9 requests. Of those 8 approved, one approval was not required.

Charlies asked if there was anything else to discuss. Heard comments that there are dog droppings from people outside area that walk dogs in evenings. Charlie will talk to President at Forrest Glenn about problem. If we can describe the dog that would be helpful.

Question: What if we see people that don't pick up? Comment, then ask people to clean up after their dog. Charlie suggested that they talk to the Township Manager and they will handle. They get one warning, one fine.

Report that there are young people climbing in the common area. We are going to have liability problems if someone gets hurt. Suggestion that we put sign up that says no climbing fence.

Charlie advised that while township was cleaning out snow drains they broke one of the globes on Truman. Township has paid to replace.

There was a question on plowing. For those on Maple Street in Palmyra...five or six feet in Palmyra – can we get them to get closer. Karl Schill noted that it's a township road and the township doing plowing, so we have no say as association.

There being no further business, Charlie asked for a motion to adjourn the meeting. Don Bliss moved to adjourn at 7pm, Robin seconded the motion.