

**Oaks Homeowners Association Board Meeting**  
**September 22, 2011**  
**61 Hickory Street**

In Attendance: Don Bliss, President; Jim Graeff, Vice President; Eric Hoffman, Secretary; Pat Raskauskas, Treasurer and Mack Copeland, ACC.

The meeting opened at 7:00PM with a review of the last meeting minutes then a motion to approve the July 7, 2011 meeting minutes by the Treasurer, seconded by the ACC, motion was approved.

The Vice President's report included the following topics:

- **Streetlights:** The streetlight on Apple Blossom has corrosion and we are waiting for the electrician to repair it. The VP has contacted our supplier about obtaining prices to purchase two light fixtures, one to replace the one on Apple Blossom and one as an extra one. We are going to purchase two sets of replacement parts from King Luminiere. The VP had looked into pricing LED lights but the price for one fixture would be \$1,842 and the price for one of the non LED fixtures is \$703.
- **Common Ground:** The Pin Oak hill is clear. The two retention pond intakes have been treated with Round Up. As far as the sinkholes the Township is currently working on the ones in the street. The fence at 27 Truman Steet is approximately 7 feet into the common ground. The Board is going to compose a letter and send it to the homeowner.

The Secretary's report included the following topics:

- **Website:** The website is curenly up-to-date.
- **Newsletter:** The newsletter is completed and a copy of it has been posted on the website. The Secretary informed the Board that we need to get the homeowners updated email addresses. More and more emails are being returned as undeliverable. Homeowners are changing between Verizon and Comcast and not informing the Board of these changes. This year's newsletter was not sent out via email blast because of this. The Board is going to look into ways to better capture email changes.
- **Facebook Page:** One of the homeowners has suggested the Association look into creating a Facebook page for the Association. A motion by the Treasurer was made to allow the Secretary to go out and look into the creation of a Facebook page the motion was seconded by the ACC, the motion carried with the VP abstaining.

The Treasurers' report included the following topics:

- **Balances:** As of 9/22/11 we have \$14,837.03 in our checking account and \$35,724.91 in our saving account (\$14,682.08 in our Money Market Account, and \$21,042.83 in our 37 month CD).
- **Treasurer's Report:** There was a motion by the ACC seconded by the VP to accept the treasurer's report, motion was approved.

The Architectural Control Committee Chair's report included the following topics:

- **Homeowner Requests:** The ACC reported there has been no new request for modifications since the last board meeting. A resale certificate has been requested for 77 Hickory Street, the ACC has reported that there are no issues so a resale certificate was issued. The homeowners at 446 Oak Lane has removed their patio slabs.

The President's report included the following topics:

- **Maintenance Assessment:** A suggestion was made by a homeowner to adjust our annual dues depending on where the homeowner lives (common ground or not). The Board is unable to do this

according to the bylaws. A motion was made by the Treasurer to keep the annual dues as is for this upcoming year, the motion was seconded by the VP, the motion carried.

- **Sinkholes:** The Board discussed the sinkholes behind 17 Hickory Street and the 53 Hickory Street sinkhole as to possible solutions to getting them fixed. The Township is fixing the sinkholes on the Street. The Board has brought up the idea of getting leftover concrete, stone and soil from London Croft. The Board is going to continue to look into ways and options to getting the common ground sinkholes repaired. In the meantime each of the common ground sinkholes are going to be cordoned off.

- **Speeding:** Speeding within the development continues to be a problem. The President is going to talk to Chief Snyder about possible ways to reduce speeding within the development.

The next meeting will be held on November 17, 2011 at the Secretary's house at 204 Apple Blossom Lane, beginning at 7:00 pm.

The meeting adjourned at 8:57 pm with a motion from the ACC seconded by the Treasurer.

Submitted by Eric Hoffman, Secretary