

The Oaks Board Meeting Minutes
Monday, March 6, 2023 at 6:30 pm
26 Truman Street, Palmyra, PA 17078

The President opened the meeting at 6:32 pm. She announced that we had a meeting quorum and welcomed the Board Members. Lauren McCullough and Forrest Borod attended via Zoom.

The Board Members in attendance were:

- President, Betsy Jamison, oakshomeownersassoc@gmail.com
- Vice President, Helen Bernhardt, hbern412@yahoo.com
- Treasurer, Bill Campoll, bcampoll@outlook.com
- Secretary, Lauren McCullough OaksHOA.Secretary@gmail.com
- Architectural Control Committee Chairman, Forrest Borod, OaksHOA.ACC@gmail.com

The President invited the Secretary to present their report first.

Secretary report:

- We reviewed the details for the Annual Meeting:
 - When & Where: Monday, April 3rd at 7:00pm at Rothermel-Finkenbinder Funeral Home located at 25 West Pine St. Palmyra, PA 17078.
 - Our nominees (Bios will be included at the end of the minutes):
 - Vice President: Kay Black
 - Treasurer: Bill Campoll
 - Secretary: Lauren McCullough
 - Write-ins are not allowed.
 - Please return your ballot before April 1st or bring it with you to the Annual meeting.
- The website has been updated with financial documents, and we will continue to update and digitize our records.

Vice President report:

- All street lights are in good working order.
- Common grounds are holding up well including the repaired sinkhole.

Treasurer report:

- Bill presented the finalized 2023 budget and it was approved by the board.
 - Motion to approve by Betsy Jamison, Seconded by Lauren McCullough. All approved.
- There are eight outstanding Annual Assessment payments. The Treasurer has contacted those delinquent. Certified letters will be sent out if payment is not received by April 1st.
- All Board Member Performance Award Payments will be dispensed at the annual meeting and will be based off the 2022 Assessment Fee rate.
- 2023 budget is available to view on the website.
- The bylaws state that checks require 2 signatures, since online payments are unable to fulfill those requirements, the Treasurer requested board approval for the 2nd signature for our 2023 online payments.

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- The Treasurer will be contacting local bank branches and getting current rate for asset investments. The board will discuss this more at the next meeting.

President Report:

- The President presented mock ups of new Yard Sale signs. The board approved them and they will be ordered.
 - The Annual Yard Sale is scheduled for Saturday, May 20th at 7am. (Rain or shine)

ACC Report:

- Reminder: If you are looking to make any improvements to your home, please contact the ACC chairperson before you begin for approval. Information about requirements and specifications are available on our website. (<https://www.palmyraoaks.com/>)

The meeting was adjourned at 7:50pm.

Submitted by
Lauren McCullough, Secretary

BOARD MEMBER NOMINEE BIOS

Kay Black, Vice President

My husband, Bob and I moved into our newly renovated home here in The Oaks this past November. We moved from Florida to be close to our children and grandchildren who also live in The Oaks. I am a retired elementary school teacher having taught for decades and decades loving each and every day. Bob and I spend our time traveling the world and enjoying our grandchildren who lovingly call us Grammy and Papa. I believe in supporting the communities where we live. I would like to volunteer and serve our community as the vice president. My prior experience with HOA's include involvement on many levels such as past president and most recently serving on the architectural review committee.

Bill Campoll, Treasurer

My wife, Ginny, and I moved here in 2012 from Charlottesville, VA, after spending most of my career in Chicago and North Carolina. I retired as CFO of Weaber Lumber late in 2020. Ginny and I are both from Pittsburgh and have two grown daughters and three grandchildren. Ginny graduated from East Carolina University and I am a graduate of the University of Pittsburgh.

Ginny is an RN and a volunteer at the Lebanon Volunteers in Medicine. I am also the treasurer and board member of the WEPA Empowerment Center Inc. in Lebanon, a non-profit organization in Lebanon city.

Lauren McCullough, Secretary

Lauren has been a resident of the Oaks since 2018. She received a BFA in Acting from Pace University and has worked as a full time Voiceover talent since 2009.

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In the past she served as the Secretary for the Student Coalition of her Theatre program, is currently the Assistant Producer for a voiceover conference called FaffCon. Lauren loves spending time outside with her now five-year-old who is thrilled to wave hello to any fellow walkers in the neighborhood.