

The Oaks Homeowners Association
Board Meeting
61 Hickory Street
Palmyra, PA 17078
November 12, 2013

Present: Don Bliss, President; Jim Graeff, Vice-President; Pat Raskauskas, Treasurer; Eric Hoffman, Secretary; Mack Copeland, ACC Chair

Meeting was called to order at 7:01PM
There was a quorum of Board Members and no guests.

There was a motion by the ACC to accept the September meeting minutes, seconded by the VP and the motion carried.

Vice-President Report -

Street Lights: There was one streetlight out and one streetlight that stayed on all the time on Hickory, both streetlights were fixed.

Sinkholes: The old sinkhole that was repaired looks good and has grass growing on top of it. There are new sinkholes at the top of the bank where the white fence is located that the VP is going to call Long's to put gravel in those and in the spring have someone spread the gravel around.

Common ground: The VP met with the Township because they wanted permission to get on the easement on Apple Blossom Lane to fix the run off.

Secretary Report –

Website: The website has been updated with all the meeting minutes.

Election: An email has been sent out to those that have an email on file with the Board requesting candidates for the upcoming election. The website has also had an alert on it the entire year asking for candidates as well. To this point we have no interested candidates for the President, ACC and no one to run against the current Treasurer for that position. The Board is going to continue to try to get candidates but in the meantime we are also going to get quotes for managing agencies to use if we do not get enough candidates.

Treasurer Report -

The Treasurer has transferred \$3,000 from the money market account since we are a little over budget due to the issues we have experience this year with the common ground.

Balances: Current balance in the checking is \$3,476.68; Money Market has \$15,700.73 and there is \$21,504.42 in the CD.

The projected 2014 budget is based on last year's. There will be a slight increase in various areas such as the common ground maintenance. There will be \$1,900 more in the common ground budget in 2014 just in case we have more issues like we did in 2013. We will also have an increase in the budget for any maintenance needed on the Oaks sign and the white fence. Electricity has been lowered due to our recent savings.

There was a motion by the VP to accept the Treasurer's report, seconded by the ACC, the motion carried.

ACC Report –

Requests: There have been 2 requests since the last meeting. The first one is at 1415 E. Maple Street and they would like to build a roof over the existing patio. The second one is at 8 Truman and they add a concrete patio. They both were approved.

Resale Certificate: There was one resale certificate since the September meeting.

President Report –

Some yards are still in pretty bad shape. There is a Township Ordinance pertaining to the length of grass.

Unfinished and New Business –

Trash Cans: Although there is no provision which requires homeowners to place trash cans "out of view", the board is going to draft a letter to accompany the maintenance assessment asking residents to attempt to keep their trash cans out of public view. This letter is also going to address snow removal and street parking during winter months.

Annual Meeting: The President is going to call the Rothermel Funeral Home on Railroad Street to see if we can use their facility for the Annual Meeting on April 7th due to the construction on the Municipal Building.

Meeting Adjourned at 8:39PM with a motion from the VP which was seconded by the ACC and the motion carried.

Next Meeting: The next meeting will be held at 103 Truman Street and will occur on March 3rd at 7pm.

Submitted by
Eric Hoffman, Secretary