

The Oaks Board Meeting Minutes
Thursday, July 27, 2023 at 7:00 pm
340 Oak Lane, Palmyra, PA 17078

The President opened the meeting at 7:00 pm. She announced that we had a meeting quorum and welcomed the Board Members.

The Board Members in attendance were:

- President, Betsy Jamison, president@palmyraoaks.com
- Vice President, Kay Black, vp@palmyraoaks.com
- Treasurer, Bill Campoll, treasurer@palmyraoaks.com
- Secretary, Lauren McCullough secretary@palmyraoaks.com
- Architectural Control Committee Chairman (Interim), Michael Wheeler, acc@palmyraoaks.com

The President invited the Vice President to begin the meeting.

Vice President report:

During some of the severe weather in late June a tree in the wooded area of the Oaks was affected. Multiple board members as well as Brownies Lawn service and Long's Tree service have inspected the tree in question. While it's not in danger of causing any damage to a home, we made the decision to employ a service to trim off the broken limbs in order to allow room for Brownies Lawn to have access to cutting the grass.

The light located at the Oaks entrance sign is currently on 24/7. The Vice President will be getting quotes on replacing the current light with something that is more energy efficient.

The President invited the Treasurer to give their report.

Treasurer report:

There have been no significant changes to the budget and we are on track for our 2023 expenses to remain as budgeted, barring there no "extraordinary" expenses.

The President invited the Interim Architectural Control Committee Chairman to give their report.

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ACC Report:

All recent requests and complaints have been addressed and updated in the spreadsheet.

After walking the wooded area of the Oaks, it's come to our attention that some of the older sinkholes located in that area need to have their barrier replaced/fixed.

We are also getting quotes on a survey being performed in order to accurately place Posted and Keep Out signs as a follow up to the Deer stand that was found on a nearby plot of land that does not belong to the Oaks.

The President then gave their report.

President report:

We would like to remind everyone to exercise extreme caution if accessing the common area, which is primarily used as a water retention area for the Oaks. We've had multiple sinkholes open up in the past few years, and while those have been addressed it's possible for more to appear as time goes on since one of the primary functions of that land is to act as a storm water mitigation for the community. We strongly encourage everyone to avoid the wooded area.

Due to ongoing safety concerns the Board is discussing implementing new rules for the Common area since this space is not a recreational space. More information will be sent out regarding these rules soon. In addition to that, the Board will be adding more signage to this space in the next few months.

The President will be getting quotes on signage to be placed in the Common Area.

The President invited the Secretary to give their report.

Secretary report:

We are finalizing the information that will be sent out in the Acorn Newsletter in August. We've had a number of new residents move in and their contact information has been added to the spreadsheet.

Over the last few months we've had a couple complaints about speeding on Apple Blossom. The roads are not owned by the Oaks, they are owned by the township. We contacted them in September 2021 for a speed analysis and it was determined it was a low enforcement concern. We are not allowed to install additional stop signs or

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crosswalks and in order to add speed bumps we would need to have a township wide assessment performed.

The President will be contacting the township to request another assessment and request information about turning high traffic intersections into 4 way stops in order to help with speeding.

The meeting was adjourned at 8:48pm.

Submitted by
Lauren McCullough, Secretary