

The Oak's HOA Board Meeting
06/07/12
103 Truman Street, Palmyra, PA 17078

In Attendance: President Don Bliss, Vice-President Jim Graeff, ACC Mack Copeland and Treasurer Pat Raskauskas.

Absent: Secretary Eric Hoffman

Guest: Deb Blanchard

Meeting was called to order at 7:00PM

Guest Ms. Blanchard was welcomed to the meeting by President Bliss and introduced to the Board.

There were no corrections to the Minutes from the Annual Meeting of 04/02/12; accepted as submitted by the Secretary.

Vice-President Report:

- A recent drive through the neighborhood finds all the street lights in good working condition.
- Greenskeeper has applied broadleaf control to the common areas.
- Twelve (12) groundhog holes were addressed since the Annual Meeting.
- The bank at Pin Oak has overgrown and VP will address having that vegetation cut back in July.
- VP will also apply a weed killer to the vegetation in the common ground around the drainage pipes.
- VP will secure mulch and apply around the entrance sign.

Secretary Report:

- Absent

Treasurer Report:

- Current assets: \$18,792.95 in checking; \$16,687.34 in the Money Market Account and \$21,201.39 in the CD.
- All invoices are paid to date.
- Budget is in line with what was projected for calendar year 2012.
- The number of member who paid the Annual Assessment Fee with the \$10.00 discount was 130 as projected. However, it was projected 18 members would pay at the face amount and 3 members would owe a late fee. End results – only 10 members paid at the face amount and there were 11 members that paid \$165.00 plus a \$25.00 late fee.
- Treasurer's Report was approved by the ACC and seconded by the VP. Accepted by the Board as presented.

ACC Report:

- Since the Annual Meeting there have been 5 ACC Requests and all approved:

63 Truman Street – swing set

361 Oak Lane – patio extension and landscaping

433 Oak Lane – 8x8 shed that will conform in line the colors of the home

43 Truman Street – rear deck

- 59 Pin Oak has requested approval from the Board to park his company truck in his driveway 1-2 nights per week. Although verbal approval was provide by the adjacent neighbors, the Board has suggested written documentation be presented to confirm and the ACC is attempting to secure the same.
- ACC has spoken with Keefer Roofing (Scott) concerning the color of the roofs on the townhouses and duplex homes. Mr. Keefer advises there are three (3) manufactures to consider and the common name for the existing roofing is “weathered wood” and/or “weathered gray” depending on the manufacturer. This information will be further elaborated upon in the article posted by the ACC in the upcoming newsletter and on the website.
- One of the members of the ACC Committee has provided paint specifications used on the townhouses and duplex homes and this information will also be posted.

President Report:

- There was a brief discussion of the President’s involvement in collecting the Annual Assessment Late Fees. Hopefully this will not occur in the coming years.
- A formal complaint was received by a member of the HOA concerning the condition of a neighbor’s yard with overgrown weeds. The property is a rental, to this was addressed with the owner and the Real Estate Agent handling the rental. Immediate action was taken to correct the situation.
- Conditions of the yards in the neighborhood remain a concern and need to be attended to in order to keep The Oaks looking in pristine condition.
- President will discuss with Chief Snyder if it would be considered appropriate that the Board remind residents and those passing through our neighborhood to “Obey the Speed Limit” and “Obey the Stop Signs” by posting these messages on the announcement A-frame the Association recently purchased.

New Business:

- Board Members will prepare their articles and provide them to the Secretary for the annual newsletter no later than the 4th of July.

Meeting adjourned at 8:00PM

Next Meeting scheduled for 7:00PM on 09/13/12 @ 34 Truman Street.

Submitted by Treasurer on behalf of Secretary.