

The Oaks Homeowners Association
PO Box 163
Palmyra, PA
17078

A meeting of the Oaks Homeowners Association was held on Monday, December 1, 2008 at the home of Ray Urban, Chairman of the ACC. Present were Don Hassenbein, President; Ron Burke, Vice President; Ray Urban; Marcia Perrotti, Secretary; and Pat Raskauskas, Treasurer. The meeting was opened at 7:00 pm. by Don Hassenbein.

Pat Raskauskas moved to approve minutes from October 7, 2008 Ray Urban seconded the motion. Hearing no objections, the minutes of October 7, 2008 were approved.

President's report –

First item of business was to review the Board procedures. Procedures document is important for people who are new to the board. Pat Raukauskas motioned that the procedures be posted on the HOA website. Ron Burke seconded. The procedures should be posted on the front page as a new line item called officer procedures.

Don reported on results of the traffic study. Results of study indicate that there is no need for additional stop sign. Don asked if there were any questions on the letter. The Board looked into the intersection and according to traffic study it's correctly signed as is. It was noted in the letter from the Township that children are playing in the street while waiting for the bus. We were asked to tell parents to keep children out of the street.

New business

Mark & Gail Schwartz at 2 White Oak Circle are in process of selling their home. Don talked to them about what to expect regarding resale certificates. 63 Truman, Charles & Cathy Skagno are also selling. 23 Pin Oak, Ken & Diane Burrylo, have not had a resale certificate from them as yet. Mary Singer on Pin Oak Circle has her home up for sale.

Vice President's report

Ron Burke reported on street lights. No problems. However still do not have insurance certificate from electrician. Don noted Terry Gingrich is now officially no longer the electrician. We will need to rebid for an electrician. Common ground maintenance status. No sink holes. Discussion on Brownie's mowing service. Ron noted anything he asked to be done was handled. From his perspective he did a good job. Don, asked if we should continue with this service or go out for bid. Marcia Perrotti motioned that we continue to use Brownies for mowing. Pat Raskauskas seconded.

Discussion on Farmers Lawn Care who covered weed & feed. \$847 paid in 2007 nothing paid in 2008. Did not do any weeding & feeding in 2008. Don asked Ron for his opinion on whether we need to continue weed & feed. Ron does not feel there is a

problem on the common ground. Pat Raskauskas motioned that we delay making a determination on weed & feed until next year. Ray Urban seconded.

Pat reported that she received written confirmation on use of classrooms at Holy Spirit on April 6, 2009 at 7 pm for HOA's annual meeting. We will also have use of the kitchen

New Business

Question if Mr. Burke is running for re-election. He will not be running.

Treasurer's Report

Report from Pat on Township meeting of October 20, 2008. Meeting lasted for about 20 minutes. Talked about why police are watching at bus stops. People are going around school buses when they are stopped.

Treasurer distributed copy of current budget status. Checking has balance of \$2,156.46 Discussion on CD rates. 13 month CD is paying 1.34%. 6 month CD has \$10,572.85 is paying 1.05%. Pat and Don will contact bank to try and negotiate high rates. Pat reported that we received a refund of \$47.59 from income taxes because they charged us too much interest. Note that a lot of line items are over what previous board budgeted. Will be a web master bill. Hoping to carry over at least \$2,500 to \$3,000 into 2009. Don recommended that we have a trend report available for the annual meeting.

New Business

Pat received a letter from accountants for audit and taxes. Ron Burke motioned that we sign agreement with auditor and have them do audit & taxes. Marcia Perrotti seconded.

Pat reported there are currently no pending bills and no new business.

Secretary's Report

Marcia reported on planning and township meeting she attended on November 17. The planners discussed their position on outdoor burner Concern expressed about these units being placed in high density areas. Planners will put restriction on minimum lot size where these can be installed. Ray scheduled to go to planning & supervisors meetings on December 15th

Dog poop proposal. We received samples from Mutt Mitt Board determined to table for now and see if we need to address later.

Web site up to date. Web site sign is up.

ACC Chair

Ray Urban reported no requests pending.

Discussion around 49 Hickory. Fence is in violation and should be rectified. We should send a letter to homeowner indicating they are in violation. Cannot vote at annual meeting and resale certificate will not be issued.

Discussion that it has to be established that fence is in violation.

Discussion about fence on Burrylo property which is over the property line. Ray and Ron will confirm by pulling string from post at end of yard. If fence is in violation then he will send a letter that fence approval you received is resinded.

Discussion around fact that ACC Chair position is appointed and not elected. Board decided that it will make a by-law recommendation in 2009. Additional recommendation will be to change audit requirements to every two years in conjunction with term of Treasurer.

Next meeting scheduled for Tuesday, February 10, 2009, at 7 pm at Treasurer's house. On a motion from Pat Raskauskas and a second from Ray Urban, the meeting adjourned at 8:51 pm.

Respectfully submitted,

Marcia Perrotti
Secretary, Oaks Homeowners Association