

Oaks Homeowners Association Board Meeting
November 17, 2009
45 Hickory Street

In Attendance: Don Hassenbein, President; Jim Graeff, Vice-President; Pat Raskauskas, Treasurer and Ray Urban, ACC. Absent was Eric Hoffman, Secretary.

The meeting of the HOA opened at 6:30PM with motion to approve 9-22-09 minutes by the Vice-President, seconded by the ACC, approved.

The President reported a welcome visit was made recently to the new homeowners at 63 Truman Street and he reviewed the pending resale certificates which show 2 homes pending sale.

Following his attendance at the 11-16-09 North Londonderry Township Board of Supervisors Meeting he was pleased to report that the Township has no plans for proposed tax increases for 2010. The Township reported they will no longer be performing snow removal on some State roads (none within the Oaks development) and the State will take over this responsibility. The specific roads they referred to were listed in the newspaper recently.

The Oaks HOA website was recently updated by our webmaster who is planning on presenting her ideas to make improvements to make navigation easier. The web host firm has also indicated that they have ideas to improve our website, at no additional cost.

A reservation has been made for the 2010 Annual Meeting to be held at the Palmyra Municipal Building on Monday, April 5th at 6:30PM (room reserved from 5:30-8:30pm).

As of 11-17-09 all old business has been resolved and there are no known violations.

The Vice President reported only one streetlight was out recently and that was repaired by Med-Ed on 11-17-09.

Since he has only one (1) street light globe in reserve as of 11-17-09, approval was given for two (2) new globes which will take 6-8 wks. to be delivered. He does have several bulbs on hand. There was a discussion as to the direction of how the light beam is placed but the globes are clearly marked "street side" for installation by the Electrician. We briefly discussed a homeowner request to have the light beam directed toward their house and it was decided that all globes should be positioned so that the directional beam shines on the nearest street.

There's no reported change in the sink hole and the common ground was mowed for the final time this year. A new contract and certificate of insurance will be secured from Brownie's Lawn Service for 2010.

The Vice President is handling the insurance claim and recovery for the damage done to the globe on East Maple Street on 10-7-09 by an outside contractor.

The Treasurer reported the current checking account balance to be \$8,314.76; the Money Market is \$14,617.70 and the CD is at \$16,365.69 as of 11-3-09.

The budget is on track and she hopes to add to the Money Market at the end of the year to increase the reserve fund.

The 2010 Maintenance Assessment Notice to be sent to homeowners 1-1-10 was reviewed by the Board Members in attendance and approved. If paid prior to 2-1-10 the homeowner can apply a \$5.00 discount and pay \$160.00; if the invoice is paid and postmarked 2-1-10 thru 3-1-10 the

homeowner should pay \$165.00 and if paid after 3-1-10 a penalty of \$25 is assessed for a total due of \$190.00.

The Treasurer reviewed a proposed 2010 Budget. The Vice President made a motion which was seconded by the ACC, approved pending further review.

The engagement letter from Faren, Garcia & Garman, PC of Lebanon, PA was reviewed for the 2010 Audit. Motion to approve by the ACC, seconded by the Vice President, approved. The Treasurer will sign, mail and provide copies of the document for the Officer's Books (tab 18)

In the absence of the Secretary, the President reported on the need for candidates to volunteer to be nominated for the offices of President, Treasurer and ACC for term of April 2010 to April 2012. President Hassenbein and ACC Ray Urban reported they will not be running for the upcoming term. Treasurer Raskauskas indicated her intent to run again.

Notice requesting volunteers will be sent to the 126 homeowners who have provided us with their email addresses and the Secretary will mail copies of the documents to the other 25 homeowners. Discussion insured that if members of the HOA do not volunteer the Board may need to enlist the services of a Management Company, which would greatly increase the Maintenance Assessment.

The ACC reported only one (1) request was received recently by 25 Hickory Street to add storm windows to the side and rear of the residence. The Board agreed that although there is a question whether this request may not have been necessary, a response will be given to this homeowner and to any such requests in the future that "storm doors and storm windows may be added provided the color matches the trim of their home".

The next meeting of the HOA Board of Directors will be held on Tuesday, 12-15-09 beginning at 6:30PM at 103 Truman Street.

The meeting adjourned at 8:00PM.

Submitted by Pat Raskauskas, Treasurer for
Eric Hoffman, Secretary