

The Oaks Board Meeting Minutes
Monday, May 14, 2024 at 6:00 pm

The President opened the meeting at 6:09pm and stated that we had a quorum.

Board Members in attendance:

- 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, Michael Wheeler, acc@palmyraoaks.com

President Report:

The construction of the 240 unit apartment complex behind London Croft is starting to move forward. One of their pump stations has been removed and put underground. The Board will be contacting the Township and Lebanon planning to voice our concerns regarding the re-routing of storm water, and how that might impact our property.

When the apartment complex is completed within the next 2 years we fully expect for it to have a significant impact on the amount of traffic and speeding within the development. We've already contacted the Township previously regarding speeding, and based on their speed tests they are not willing to make any changes at this time. If you are concerned about this issue, we encourage our residents to attend the North Londonderry Township Board Meetings held at 7:30 p.m. on the 3rd Monday of each month. The next meeting is June 17, 2024 and the schedule is available at <https://www.nlondtwp.com/about/> .

Vice President Report:

There are currently 3 downed trees that need to be removed. We have requested quotes from two vendors (K&K and Long's), and expect to have those in hand next week to make a decision. The Board is also discussing having the arborvitae trimmed with K&K.

We are waiting for the rain to slow down and Lot 50 to dry out, as well as get on our vendor's schedule for the culvert repairs. We are anticipating the work happening in June or July.

The Board has become aware of two residents that have been accessing Lot 50 and performing various types of maintenance without Board approval. Emails will be sent out asking them to stop. The only people who are permitted to perform maintenance on Lot 50, are insured vendors who have been contracted to do so. Any unauthorized maintenance will be considered a nuisance (Restrictions and Covenants - Section 6.16c Amendment III) and will be handled accordingly.

Treasurer Report:

The Treasurer will be picking up our 2023 Financial Statements next week. Once that happens, we will scan and upload those to the website.

We reviewed the 2024 budget and everything is on track for the year.

Due to the Special Assessment request not passing, the Board outlined to residents that we will be raising the Annual Assessment for 2025 by 25%. The Treasurer made a motion to

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vote on this. The Secretary 2nd the motion. The Board was unanimous with 5 YAYs in favor of the Annual Assessment increase of 25%. The 2025 Annual Assessment rate will be \$255.

The Board discussed the possibility of liquidating our CD before the end of the year if it's needed, but we won't know if that is necessary until after the culvert repairs are completed.

Architectural Committee Chairperson (ACC) report:

The HOA has received our first request for solar panel installation. According to PA law, solar panels are permitted unless stated otherwise in our governing documents. At this time, our Restrictions and Covenants do not have anything regarding this newer technology.

The Board is in support of green technology, and think homeowners should be able to install solar panels if they so choose. We do think restricting installation to the homeowner's roof is an important thing to add to the Restrictions and Covenants. The Board will be drafting up an Amendment to be voted on by residents.

Secretary Report:

The contact list has been updated with new information that was submitted with Annual Assessment payments and the Election ballots.

The Board discussed the upcoming Acorn Newsletter, and important information to include. We decided only a digital copy will be made available this year.

The meeting ended at 8:25pm.