

The Oaks Board Meeting Minutes
Monday, October 7, 2024 at 4:30 pm

The President opened the meeting at 4:45pm and stated that we had a quorum.

Board Members in attendance:

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

President Report:

The President has spoken with Waste Management and they informed us that the only reason they are servicing our neighborhood is because of an old contract we have with them. It's become clear they are not prioritizing our homes for trash pickup, and the President will be contacting other companies to see if we would be able to negotiate a group rate that would benefit our residents.

We've had a report of poop being left on the street. This is in violation of North Londonderry Township ordinance § 70-6. Defiling property unlawful. If you are aware of who is not cleaning up after their dog or have video/photographic evidence, please contact the non-emergency line for the police department: 717-838-5276.

Vice President Report:

We are pleased to report that K&K has done an excellent job with maintaining Lot 50 all season. We've received multiple positive reports from residents that live along the property line about their performance. We have 2 weeks left in our contract and will be spacing them out in hopes of only needing to request one additional mowing this season. We will be requesting a quote for 2025 from K&K and revisiting the landscaping needs for the hillside based on their recommendation of preventing erosion.

Our culvert repair was very successful and we are continuing to monitor the entire storm water management system. There are a few concerns for 2 other culverts and whether we need to perform any repairs on them. A motion was submitted by Kay Black to hire Scott Summers, a geologist from ALW Group, to do an assessment of our 3 retention ponds and 12 culverts so we can determine if any work needs to be performed, and get a plan of action put together for the future maintenance of our aging system. Betsy Jamison 2nd the motion and there were 5 Yays to pass this unanimously.

So far in 2024, we needed to replace various components to the streetlights. Through this process, we've discovered that before the LED bulb conversion happened, the streetlights were getting so hot that it damaged wiring and components in many (if not all) of the lights. The Board has considered doing an inspection of all the lights to get an estimate of the damage, however, there is a concern that during this process there is a high likelihood that some of the globes could be damaged if they have to be removed for both an inspection and then again later to repair it. To replace one globe costs \$500, which is a large expense, so we would like to reduce the risk of needing to remove them more than once.

We know that the LED conversion occurred in sections, so the Board proposes that we choose 1 light from each section, remove the globe and replace all the components needed.

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From there we will have a baseline to how much each light will cost to be repaired and start to budget and make a multi year plan to replace the damaged parts for all 32 street lights. Kay Black made a motion to hire Eye of the Beholder to perform these 3 repairs and Michael Wheeler 2nd it. There were 5 Yays to pass this unanimously.

Treasurer Report:

Our budget is looking on track for the end of 2024. We will not have to touch our CD before it reaches its maturity. We reviewed a preliminary budget for 2025, and will finalize and approve that before the end of the year.

Architectural Committee Chairperson (ACC) report:

Here is the Year to Date report of ACC requests:

- 45 Requests
- 41 Approvals
- 4 Denied or Closed with no action
- 1 Violation investigation
- 1 Case under board review

Secretary Report:

We have finalized the Solar Panel amendment for residents to review. That will be sent out in a separate email. The amendment will be on the ballot in 2025.

The meeting ended at 7:30pm.