

Oaks Homeowners Association Board Meeting
December 16, 2009
103 Truman Street

In Attendance: Don Hassenbein, President; Jim Graeff, Vice President; Pat Raskauskas, Treasurer and Ray Urban, ACC. Also in attendance were 2 HOA members; Curt Heisey, 1410 East Maple Street (member of the Nominating Committee) and Ron Burke, 77 Hickory Street (member of the Maintenance Committee). Absent was Eric Hoffman, Secretary.

The meeting opened at 6:30PM with a motion to approve the Nov 17, 2009 minutes by the Vice President, seconded by the ACC, motion was approved.

The President's report included the following topics:

- Website: Eric Buxton, Principal for Micro Target, LLC and Katie Daniels, our Webmaster, have been working on ideas to make the Website easier to update. Unfortunately, Eric has reported that his computer, our host, has just been comprised by Hackers. Eric and Katie will assess the damage and advise us.
- 2010 Election: The President distributed copies of Bios for Todd McGonigal (454 Oak Lane) for the President position and Pat Raskauskas, 103 Truman St, who has decided to run again for the Treasurer position. There have been no volunteers for the ACC position. A document with the names of 31 potential candidates was distributed and the President requested that the Nominating Committee members (Eric Hoffman-Chair, Rob Daley and Curt Heisey) contact each individual on the list to determine whether they would be willing to be nominated and submit their Bio. President also requested that all contacts be made by February 1st and that the results be discussed at the next Board Meeting. President will send email request for ACC candidates to all members.
- Managing Agent: A document providing general information on the use of a Managing Agent was distributed. Highlights include; Managing Agent takes over responsibilities for majority of Board Member responsibilities. Estimated fee of \$12.95 per home per month plus normal Maintenance Assessment of \$13.75 for estimated monthly total of \$26.70 per homeowner. In addition, an initial set-up fee of \$650 (includes a \$250 portal charge) would apply plus a \$250 portal charge (for the new website, each following year. Coupon books are available for \$3 annually per home. Postage costs are additional, resale certificate would go from \$50 to \$150, with the Managing Agent keeping the fee. Other services are available at additional cost.
- A formal written email complaint had been received about a back yard doghouse and a barking dog at 228 Apple Blossom Lane. The President contacted the responsible homeowner and reminded them of section 6.11 of the Restrictions & Covenants, which prohibits doghouses and barking dogs left outside. The homeowner thanked the Board for notifying them prior to initiating any penalties and has removed the doghouse.
- Chief Snyder requested Board assistance in removal of any basketball nets located in the street, since they impede snow removal. One homeowner was contacted and basketball net was moved.

The Vice President's report included the following topics:

- VP reported that he and President had met with Chief Snyder concerning procedures to protect our members in the event that a sexual predator is located in our community. The Chief advised that only the release of violent sexual predators require his involvement in notifying the affected

community. The Chief is aware of a violent sexual predator, located in a nearby neighborhood, who will be released in 2 years and advised that proper notifications will be made. The Board discussed the fact that it may be prudent to announce this in our newsletter, without naming the individual.

-Report on Streetlight Outages: Corner of Pin Oak and Oak Lane (repaired by Met Ed) and corner of Hickory & Truman (our Electrician is in process of repair).

- Common Ground Recurring Sinkhole: no need for action at this time
- Common Ground Lawn Care: Brownies Lawn Service will not increase their prices, VP will request a new Contract for signature. Tru Green will be contacted for bid on minimum fertilization and weed control.
- Broken Globe: VP will follow up with firm who broke street globe while delivering roof trusses to 1434 East Maple Street. The Board believes that the almost \$500 of damages should be reimbursed by the responsible firm or their insurance company. VP, with help from the Treasurer, will keep the Board advised.
- Additional Globes: Board approved that the VP will order 2 additional light globes (estimated cost of \$1000) since there is only 1 spare left.
- Vice President requested the flash drive from the former VP, who was in attendance.

Treasurers report:

- Treasurer distributed financial documents and advised that the current checking account balance is \$8,003.00.
- Her intention to deposit \$2,000 into the money market, prior to year-end
- Will be contacting our CPA to conduct the 2009 Annual Audit.
- Final 2010 Budget recommendation will depend on whether we need to hire a Managing Agent
- 2010 Maintenance Assessment bills will be sent the end of December

There was no report from the Secretary since they were absent from the meeting.

The ACC reported that no new requests had been received and confirmed that he would not be running for re-election.

The next meeting of the HOA Board of Directors will be held on Tuesday, February 16, beginning at 6:30PM at 45 Hickory Street.

The meeting adjourned at 8:30PM.

Submitted by Don Hassenbein, President
Acting for Eric Hoffman, Secretary