

Oaks Homeowners Association Board Meeting
November 17, 2011
204 Apple Blossom Lane

In Attendance: Don Bliss, President; Jim Graeff, Vice President; Eric Hoffman, Secretary; Pat Raskauskas, Treasurer, Mack Copeland, ACC, Tom Stang from Waste Management.

The Waste Management report included the following:

Tom wanted to talk to us about increasing our recycling. He passed out a document regarding acceptable recycling items. Tom discussed the difference between dual stream and single stream recycling. Waste Management can provide us with a larger recycling bin. We have 119 of the 151 homeowners using Waste Management. We are looking to get a standardized price for the homeowners. Tom brought a bagster and talked about the bagster program. Bagsters can be bought at Home Depot or Lowe's for \$29.99, then you call Waste Management and they can remove the bagster for \$120 with the capacity of 3 cubic yards. Waste Management can offer a fixed rate of \$23.56 and a free bagster or voucher with the possibility of a 3-year quote with the association. There is a 6 bag limit with Waste Management. New homeowners can put any amount of trash out initially, the first pick up after signing up with Waste Management. Waste Management is willing to structure a quote towards all homeowners even those that only put out one or two bags a week. Homeowners can pay per bag and become a low volume customer. It would involve/require a minimum number of tags per year.

The meeting opened at 8:03 pm, after the presentation by Tom Stang, with a review of the last meeting minutes then a motion to approve the September 22, 2011 meeting minutes by the Treasurer, seconded by the ACC, motion was approved.

The Vice President's report included the following topics:

- **Streetlights:** All streetlights are working. We have parts for two light fixtures in the Vice President's possession along with three globes. We received a letter from Met-Ed if we go to new technology, currently the pricing for the new technology is out of our budget.
- **Common Ground:** We have one large sinkhole (behind the townhouses by the pumping station), two smaller ones (behind 41 Hickory) and a wash out. This weekend Brownie hopes to fill all of them.
- **Sign:** The sign area has been weeded and cleaned up for the winter.

The Secretary's report included the following topics:

- **Website:** The website is currently up-to-date. A message regarding the upcoming election has been posted to the website requesting volunteers for the positions of President, Treasurer and the ACC. The Treasurer suggested posting a copy of the Annual Assessment on the website in addition to the information that Tom Stang presented to us tonight regarding recycling.
- **Facebook Page:** One of the homeowners has suggested the Association look into creating a Facebook page for the Association. The Secretary is going to compose a Facebook page within the next couple of weeks.

The Treasurers' report included the following topics:

- **Balances:** As of 11/17/11 we have \$10,092.99 in our checking account and \$35,760.71 in our saving account (\$14,682.68 in our Money Market Account, and \$21,078.03 in our 37 month CD). The treasurer has suggested we put another \$2,000.00 into our 37 month CD.
- **Treasurer's Report:** There was a motion by the ACC seconded by the VP to accept the treasurer's report, motion was approved.

- **Resale Certificates:** We have had 11 resale certificates this year.
- **Annual Assessment:** There is going to a \$10 early payment discount for the 2012 annual assessment. Any payments postmarked after February 1st will have to pay the additional amount. A copy of the annual assessment will be posted on the internet to download in addition to the one received in the mail. There was a motion by the VP seconded by the ACC to offer the discount of this year's annual assessment, the motion was approved.

The Architectural Control Committee Chair's report included the following topics:

- **Homeowner Requests:** The ACC reported there has been no new request for modifications since the last board meeting.
- **Resale Certificates:** There have been 3 resale certificate requested, 43 Truman, 47 Truman and 16 Hickory.
- **Shingles:** The board is going to look into the possibility of designating an appropriate color of shingles for the townhomes and the duplexes. We are going to talk to a roofer (Kieffer) and see what can be done.

The President's report included the following topics:

- **Annual Meeting:** How can we find out why homeowners are not showing up for the annual meeting? The board is going to ask homeowners informally.
- **Elections:** The Treasurer, President and ACC has offered to stay on the board/run in the upcoming 2012 election.

The next meeting will be held on January 19, 2011 at the Vice President's house at 45 Hickory Street, beginning at 7:00 pm.

The meeting adjourned at 9:15 pm with a motion from the ACC seconded by the Treasurer.

Submitted by Eric Hoffman, Secretary