

The Oaks Board Meeting Minutes
Monday March 8, 2021 at 7:00 pm
26 Truman Street, Palmyra, Pa 17078

The President opened the meeting at 7:05 pm. He announced that we had a meeting quorum and welcomed the board members. Karl Schill, ACC Chair, was not in attendance.

The President then introduced the Board Members:

- President, Jack McDonald, jw_mcdonald@reagan.com
- Vice President, Helen Bernhardt, hbern412@yahoo.com
- Treasurer, Ed Kenyon, edkenyon2@gmail.com
- Secretary, Ann Mease Shiner, annmease@outlook.com

Treasurer Report –

- The financial documents, prepared by our auditor Garcia Garman & Shea, PC, were distributed for review.
- Brownie Lawn Services contract is renewed for another year at the same price as 2020.

Vice President Report –

- The Vice president discussed the sinkhole progress in the common areas.
- Randy Weaver will be seeding the area.

Secretary Report –

- The Secretary reported the web page is up to date. The 2021 budget is posted on the Oaks web page under financial documents.
- The Secretary reported no new correspondence or questions from any residents about the information on the web page.

President Report –

- The annual audit of our financial statements has been completed for the year ending 12/31/2020.
- The President reviewed the last 10 years of the budget. This audit was conducted by Garcia Garman, and Shea, PC. The annual audit of our financial statements has been completed for the year ending 12/31/2020.
- The President is pleased to announce in reviewing the numbers, the ending balance of our Total Assets for 12/31/2020 was \$41,720. The AVERAGE ending balance for the past 10 years was \$42, 258, a mere \$538 in the difference. The good news is our total assets have remained essentially the same for 10 years despite the rising costs of just about everything AND the fact that our annual assessment has been increased only once (by \$10/year) in that same period. I think that reflects very well on the current Board of Directors as well as those who served in the past.

- It is also worth noting that in those same 10 years, we have only run budget deficits in 3 of those years and those deficits were all in the single digits from a percentage standpoint. As some investment commercials say, “Past performance is no guarantee....”, but I think we can all feel good about our current financial state of affairs.
- Work was recently completed on the sinkhole on the Common Ground adjoining parts of Hickory and Truman Streets. This work consisted of relocating the concrete culvert that drains storm water from the Common Ground. The culvert was moved some 6 feet and placed on a 15-foot square concrete pad. The idea was to move the culvert away from the “throat” of a known sink hole and thus ensure that the culvert does its job which is to drain storm water from the Common Ground especially during torrential storms. Moving the culvert WAS NOT an effort to eliminate the sink hole. In fact, I doubt any effort to completely remove/negate the sink hole is within our financial means.
- The strategy moving forward is to (a) observe the culvert for any signs of subsidence, (b) monitor the sink hole itself, and (c) backfill the sink hole with rocks, soil, concrete, etc. as dictated by its size and degree of danger.
- The President noted that the sink hole has been clearly marked to warn people to stay away from it.
- The annual meeting will not be held in the traditional sense, i.e. the Board will meet to conduct the meeting and provide Minutes to all residents. This is much the same as last year. Although the Covid situation seems to be improving, the Board simply thinks that it would be premature to gather as a group just yet. Ballots for the open positions – Vice President, Treasurer, and Secretary will be distributed via U.S. Mail in the next week or so.

Submitted by
Ann Mease-Shiner, Secretary