

**Board Meeting
of The Oaks Homeowners' Association**

December 18, 2003

Meeting Minutes

Attendees: R. Stanley, M. Perriotti (replacing B. Burkholder), M. Krotulski
Absent: B. Baker, R. Burke

Marcia Perriotti was appointed to fill the remainder of Treasurer Bridgette Burkholder's term as Bridgette moved from the community. Marcia was selected because she ran for that office in the 2002 election.

The 2004 budget was passed, with dues set at \$150.00. Invoicing will take place before Jan. 1st and the \$5.00 early payment discount (if paid by 1/31/04) will be offered again this year. The invoices will also include information about the \$25.00 (minimum) penalty if unpaid as of 3/1/04.

The cost of resale certificates will be raised from \$25.00 to \$50.00, in light of the expense required to produce the documents that, by law, must accompany each certificate.

Ideas for reducing grounds maintenance expenses were discussed. Suggestions to mow only the retention ponds and/or replace the existing lawn with a low maintenance grass requiring only one annual mowing were discussed. The low maintenance grass option would probably be expensive to implement as the existing vegetation would have to be removed and the entire area re-seeded. The project would have to be supervised and approved by Lebanon Co. Soil Conservation District officials who have already conducted a preliminary walk-through with several board members to discuss feasibility of the project.

A board member will attempt to meet with county and township officials to determine exactly what mowing is required in the common area before the mowing contract is advertised in the spring.

Board members will select the winners in the home-decorating contest by the end of the year.

If there are any suggestions, concerns or comments, please contact the webmaster, Kevin Burkholder.

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