

Board Meeting  
of The Oaks Homeowners' Association

June 30, 2003

Meeting Minutes

Attendees: R. Stanley, R. Burke, B. Burkholder, P. Raskauskas & M. Krotulski

1. President's Report: A noise complaint was received and responded to by mail. A complaint about barking dogs was also addressed. A resale certificate was issued for 164 Apple Blossom Lane after the seller complied with the Covenants regarding the fence and swing set. The new Waste Management rates and the financial statement will be posted to the website. The financial statement will be updated each quarter. A newsletter will be sent to all homeowners to facilitate communication and, hopefully, generate interest in the affairs of the Association. It was decided to hold a contest to name the newsletter, with a \$25 prize to the winner. The ACC will judge the entries and select the winner.
2. Vice President's Report: All street light problems have been resolved except near 425 Oak Lane. It was reported to Met Ed on 5/14, 5/22, 6/11 and 6/26. A lack of repair parts seems to be the problem and if not resolved by 7/1 it will be referred to our electrician for repair.

The charge to haul in more fill for the area behind Hickory where the ground is still settling is \$50 per truckload. The frequent rains and soft ground may make it necessary to use a smaller truck.

3. Treasurer's Report: Dues remain unpaid by two homeowners. They will be contacted and given 48 hours to pay the full amount, including the \$25 late fee, before being turned over to a local collection agency. We are on track with expenditures and should finish the year within the budget.
4. ACC Report: An updated list of all approved modifications was distributed. Mark reported that he discussed enforcement of zoning laws with a representative from Planning/Zoning Office. The newsletter should have a section devoted to frequently asked questions about zoning requirements. A recommendation to establish a 'welcome committee' was approved, since many new residents either don't get or don't read the information about the community passed on from their realtors. Ron Burke took responsibility for finding someone to greet newcomers and provide information.

A committee will be formed to discuss the possibility of developing the common ground. They will be tasked with identifying possible development ideas and then surveying the entire community to gauge interest. The outcome will be posted on the website after each homeowner has had an opportunity to express an opinion and the results have been tabulated.

The next regular board meeting will be held in late September.

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

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