

Board Meeting  
of The Oaks Homeowners' Association

October 27, 2004

Meeting Minutes

A meeting of the Oaks Homeowners Association was held on Wednesday, October 27, 2004 at the home of Robin Stanley. Present were Robin Stanley, Ted Shipway, Ron Burke, Marcia Perrotti, and George Raudensky. Robin called the meeting to order at 6:30 pm.

Robin reported that Elmer Leshner, a commercial lighting specialist at Yale Electric, will be looking at the development's street lights to determine what options we have moving forward. There are 32 street lights in the development and replacement globes are expensive and difficult to get. Additionally, because the globes are not sealed rain and cold weather have a negative effect on the lights and many have broken as a result. Robin will report results at the next meeting.

Robin reported the suit with the Lynch's is settled. One lesson learned from this experience, we need to upgrade our by-laws to allow us the ability to sue homeowners who refuse to comply with our by-laws and covenants and have them accountable for the resulting legal fees. The Lynch's were only willing to pay \$250. Our lawyer advised us to accept that amount since the by-laws don't address legal fees. Total cost was \$1,643 and change. Robin noted that there is now a permanent injunction against the Lynch's therefore anything out of order can be applied to this injunction. Revising the by-laws must be voted on at the annual meeting.

A discussion followed regarding the retention basin behind Hickory close to Apple Blossom. There is a proposal by a homeowner that this area be rebuilt. Robin spoke with the engineer who designed the retention basin behind Pin Oak Circle. He advised that, prior to any work being done, an engineer and a landscape architect must design and certify the adequacy of the new retention basin and that process alone is very expensive. Since there is an existing 50 foot utility right of way between 49 and 53 Hickory providing access to the area there is no need to rebuild.

Ron reported that several vendors have been contacted about removing the fill near Apple Blossom. The Board expressed their strong desire that this fill be removed as soon as possible. Ron also reported he cancelled the last application of ChemLawn weed and feed as discussed at the last meeting. Fogelman is taking care of the tree in the common area behind Hickory.

Robin reported there was a complaint about the boat parked behind 40 Hickory. George will talk to the owners.

The Board decided to continue mowing the common ground based on feedback received from homeowners as requested in the newsletter. Marcia will prepare a draft request for proposal which we will send to all potential vendors. Robin noted that Cheyney has provided a bid for mowing at his current rate providing gas does not go above \$3 per gallon.

The 2005 budget will be drafted and decided at the next meeting. We will also consider funding requirements at that time based on bills incurred this year, mowing costs and the need to fund an emergency fund. It was noted that the initial recommendation was to maintain an emergency fund of \$15,000 to cover any emergency costs such as sink hole problems on the common ground, etc. At this

time there is approximately \$1,800 in the savings reserve with plans to transfer additional funds at the end of the year.

It was also noted that the offices of Vice President and Secretary are up for re-election in 2005.

The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Marcia Perrotti, Secretary

The Oaks Homeowners Association

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