

MEETING OF OAKS HOMEOWNERS' ASSOCIATION

AUGUST 29, 2001

Meeting Minutes

Attendees: D. Hassenbein, R. Burke, M. Giordano, P. Raskauskas

1. Common ground – tour of the area prior to the formal board meeting was conducted with particular attention being paid to fencing at the common area & basketball hoops in place.
2. Prior minutes – Annual minutes of June 20, 2001 were approved.
3. President's Report - fence on common ground at the rear of 27 Truman Street was removed and that section is now in storage.
Complaint letter from 11 Red Oak Circle concerning a recently erected basketball hoop was reviewed and determined that according to the Lebanon Planning Commission any above ground structure needs to be 7' from the property line.
The fence at 441 Oak Lane was approved.
The complaint of run off at 15 Hickory Street would be addressed by Vice Pres. and discussed with Ebersole to give us an estimate on addressing the situation.
A replacement & more permanent entrance sign would be considered based on budget review.
The President reports that there were 6 responses to our Survey out of a possible 149 homeowners this was sent to and that there's a tie with regards to "we wait for a complaint" vs. "we take immediate action". In addition, only Robin Stanley applied for the Architectural Committee and it was agreed we would invite her to the next schedule Board Meeting.
Expenses were then discussed in great detail determining that our priorities are:
 1. Legal expenses associated with 27 Truman Street must be satisfied
 2. 137 feet of security fence at the common ground is also a necessity.
 3. Repair of landscaping for main water run off area is also needed.
 4. The installation of a new sign would be tabled till Spring 2002.
4. Vice President Report – agreed to contact prime Real Estate contact, Len Chimel to advise grass at the unsold townhouses needs attention. He'll also contact Tyson Fence and Ebersole for additional information and quotes on work that needs to be done.
He reports that he gave form letters out to the townhouse owners about the curb/driveway situations and only received 3 letters back. He's to check with the other if they sent and also request a copy of the same for our files.
The satellite dish has come done at the townhouse.
Developer, Dennis Hess has been contacted to complete the top covering at the end of Hickory Street next to the farm property.
5. Treasurer Report – indicates there's a current balance of \$19,334.38 as of 8-29-01 in the Homeowners' Association Account.
Treasurer also presented a letter on behalf of Linda & Mike Poltonave concerning the water drain situation behind their property on East Maple St. (VP to check with Ebersole for cost of solving the problem) which included a post approval landscaping request and this was approved by the Board.
6. Next Meeting – October 16, 2001 @ 6:30PM

Patricia A. Raskauskas

4. **Treasurer Report – Current balance in the HOA as of 10-15-01 stands at \$13,154.19. Invoices from Palmyra Fence Company was approved and Treasurer will check with legal counsel to determine what to do with the fence removed from the common ground at 27 Truman Street.**
5. **Secretary Report – Old Town Sign Company has been notified that the HOA Board will be considering an entrance sign to be created and installed in the spring of 2002.**
6. **Next Meeting – December 11, 2001 at 6:00PM. Annual invoices for dues & election ballots will be addressed to send to the homeowners.**