

## THE OAKS HOMEOWNERS ASSOCIATION BOARD MINUTES

December 18, 2006

A meeting of the Oaks Homeowners Association was held on December 18, 2006 at 7:00 pm at the home of Charlie Busch, President. Attending were Charlie Bush, Scott Stephens, Marcia Perrotti, and Cheryl Schill. Ray Urban was unable to attend.

The minutes from August 7 Board meeting were approved.

Cheryl Schill presented a status of the Association finances. As approved in August the following CDs were purchased:

13 month CD for \$5066.73 due September 12, 2007 paying 5.26%

6 month CD for \$10,074.88 due February 12, 2007 paying 2.96%

Balance in money market is \$10,186.70. The money market account pays 1.33% interest. The checking account balance is \$411.06.

A discussion followed regarding the 2007 budget. Cheryl will finalize the budget and submit to Charlie.

Marcia Perrotti proposed that Karl and Cheryl Schill be forgiven 2007 dues because both provide service to the board as treasurer and for maintaining the Association web site. Scott Stephens seconded the motion. The motion passed unanimously.

Charlie asked that a line item be added to the 2007 budget to cover the web hosting service.

Charlie reported we received one bid for fertilizer treatment from Farmer's Lawn Care for total expenses of \$1055. We can also choose to eliminate any application. Scott Stephens reported a bid from TruGreen for \$1199. Scott Stephens motioned that we accept the Farmer bid. Cheryl seconded. The motion passed unanimously.

Charlie then reported on a bid from Brownie's Lawn Service for cutting the common ground at \$200/cut for the common ground then \$250/cut for the two water retention areas as needed. Scott reported Cheyney bid \$235 for cutting the common ground every other week and a hourly cost of \$28 per man hour plus \$80 equipment charge for cutting the water retention basins. After discussion the board decided to take the lesser bid. Scott will notify Cheyney Property of the change.

Marge Bush will organize the yard sale again in 2007.

Since the second Monday in April is Easter Monday. Scott motioned that the meeting be set for April 17. Cheryl seconded. The motion passed unanimously. The annual meeting will be Tuesday, April 3rd at 7 pm. **Addendum: Cheryl contacted the Borough to reserve the hall, however April 17th was taken and the only available date was April 3, 2007. The annual meeting is changed to April 3, 2007 at 7:00 pm.**

Charlie reported on a complaint received about 433 Oak Lane. Ray Urban notified Charlie of the

complaint and reported that proper procedure according to the by-laws is that the complaint must be put in writing and all parties involved must attend an association meeting for remediation. Charlie will address this at the 2007 Annual Meeting.

A discussion followed regarding street lights and the quality of service received from our electrician, Terry Gingrich. Terry submitted a bill saying all lights were repaired. Scott will contact the electrician for a walk around to get status of all the lights. He will also ask that the bill itemize street lights fixed. In the interim we will contact other electricians for bids.

There being no further business before the board, the meeting ended at 8:25 p.m.

Respectfully submitted, Marcia Perrotti, Secretary