

Meeting of The Oaks Homeowners' Association

June 10, 2002

Meeting Minutes

Attendees: R. Stanley, R. Burke, B. Burkholder, P. Raskauskas  
And for a portion of the meeting M. Giordano

1. President Report: A copy of Subpart D Planned Communities from the Laws of Pennsylvania was distributed, as this is relevant to resale certificates. 27 Truman St. and 49 Hickory St presented requests for fences to the President. Both of these letters were forwarded to the Architural Committee. It was determined that the booklet previously distributed titled "By-Laws" is actually the Restrictions and Covenants and that the By-Laws was contained in the corporation books that were discovered recently. This Board agreed that all homeowners should have a copy of the Articles of Incorporation and the By-Laws and that to save on administrative costs and postage, the information will be made on both sides of the paper and hand delivered with a cover letter. This Board agreed to continue the practice that the homeowners would elect the person into the position on the Board and it would not be left up to the Board to determine who would hold the particular offices. The sinkhole that has been discovered on the common ground will be brought to the attention of both Dennis Hess as the Deyeloper and Landmark Builders with the request they inspect the area. The President will address letters to both. The "Warning Sign" to be placed on the common ground was discussed and it was determined at best we'll only display on the chain link fence that this is "Property of The Oaks Homeowners Association".  
*Addendum: In the Annual Minutes from 6-2-01 notes reflect that the "warning sign" was agreed to during the interim of not having the fence up but now that we have this, it may be a moot point.*  
It was also agreed upon that the safety/chain link fence on the common ground is no longer an issue in follow-up to the Annual Meeting as there have been no formal written complaints filed by any of the members of the HOA. As the Board only has four (4) members and should there be a tie on voting, it was agreed that the Architural Committee would be given one (1) vote in accordance with the By-Laws, Article VI, Board of Directors. It was agreed by the Board that landscaping issued will be discussed with the Architural Committee and that as 28 Hickory St., 449 Oak Lane and 32 Hickory Street are in violation of Article V, Section 5.08 (Fences) in the Covenants, the President will address letters that should they request a resale certificate for the sale of their home the violation will be noted and the fences will need to be taken down.

2. Vice-President Report: Brush hog cutting is due and he will evaluate the effectiveness of the recent spraying for weeds done by ChemLawn. The streetlights that have been reported as either not working or broken will be addressed. The VP also agreed to check into the costs of the streetlights being bought outright as opposed to going through the electrician. It was also suggested that we maintain the entrance sign with landscaping and possible looking into lighting.
3. Treasurer Report: It's reported by the out-going Treasurer that all members paid the annual dues for 2002 and the budget currently has a balance of \$13,680.00 although it's noted there are a number of invoices that have not been paid as of yet. It was agreed the Board will have a better understanding of our finances and if payments have exceeded the projected expenses/budget established by the prior Board once these invoice are paid.
4. Secretary Report: The Minutes from the Annual Meeting were agreed upon and will be distributed to all members of the HOA with a copy of the By-Laws, and Articles of Incorporation.
5. Next Meeting: Mid September, 2002.