

**The Oaks Homeowners Association**  
**Board Meeting Minutes**  
**2/23/06**

The meeting was held at the home of Robin Stanley, beginning at 7:00 pm with the following in attendance:

**BOARD MEMBERS:**

Scott Stephens  
Charles Bush  
Ted Shipway  
Robin Stanley

**INVITED GUEST:**

Wayne Berkley

Secretary Marcia Periotti was unable to attend due to being out of the country on business.

Wayne Berkley and Cheryl Schill, Oaks residents who expressed an interest in running for office in April, were invited to attend the meeting. Mrs. Schill was unable to attend due to illness but Mr. Berkley attended.

A draft of the April Annual Meeting notice was reviewed and corrections made.

The Treasurer's report shows that 27 homeowners have not yet paid their dues. The final date for payment is March 1. \$6,000 in unexpended 2005 funds will be transferred to the reserve account. Most of the surplus was the result of fewer streetlights needing to be replaced last year. The cost of liability insurance increased as anticipated; adequate funds were budgeted for 2006 thus there will be no shortfall in that line item.

The Tru-Green contract for weed control was reviewed and signed. The cost was up only slightly over last year. Vice President Scott Stephens reported that only one streetlight replacement bulb is on hand and recommended purchasing 4 additional units. The last order of 4 bulbs was obtained in Sept. 2004 at a cost of \$1,644.19. He also suggested that the Board try to rent storage space from an Oaks resident so that the supply of streetlights can be stored on-site.

Action was taken to transfer signatory authority for resale certificates from the President to the Vice President. The chairperson of the ACC, or his designee, will be responsible for performing the required exterior inspection of property prior to preparation of the certificate. Board members were also updated on changes to the Resale law that was enacted in 2005. Most significant among the changes is the authority for the Association to assess a capital improvement fee each time a property is sold.

Margie Bush will organize the annual yard sale but the date has not been determined.

The 2006 mowing contract with Cheyney Property Maintenance was reviewed.

Having no further business to discuss the meeting adjourned at 8:30 pm.