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4/29/04

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A meeting of the Oaks Homeowners' Association was held on April 29<sup>th</sup> at 7:00 p.m. at the home of Robin Stanley. Present were Ted Shipway, Treasurer; Ron Burke, Vice President; George Raudensky, Architectural Committee Chair; Robin Stanley, President; and Marcia Perrotti, Secretary.

Robin reported a yard sale date has been set for May 29<sup>th</sup> from 7:00 a.m. to whenever. Pam Shenk is organizing the sale however this will be the last time she is able to do so.

Carl and Sheryl Schill at 115 Truman have volunteered to maintain the web site. Frontpage will be provided to them. Items to be posted to the web site are:

- Architectural specification
- Newsletters
- Annual meeting minutes
- Board members

George reported that Ginny Edelman has resigned from the Architectural Control Committee. Marcia Perrotti has also resigned. Committee members are:

- Elizabeth Bower, 31 Truman
- Scott Stephens, 40 Hickory
- George Raudensky – chairman
- Mark Krotowlsky

George asked about the status of a lawn care discount. Robin reported that the current contract expires on December 31, 2004 so we would not solicit bids until later this year. Potential service discounts for homeowners would apply to next year.

Robin reported that she spoke to Tony Nestico regarding the drainage caps. He will investigate the Landmark bond at the courthouse to determine if there is money available to repair the drainage caps. There are two caps that were not completed and have only temporary caps in place. He is also investigating our right of way between 49 and 53 Hickory. This might be an access for repairs as well. Ron Burke noted that the fences are sinking at the Pin Oak cul de sac due to erosion. Some additional discussion regarding the repairs necessary in the drainage areas and whether we can recoup the cost of enforcing the repairs.

Robin reported that the property at 40 Truman was sold and settled without a resale certificate. The lawyer representing the sale, Mr. Pierce, has not paid for the resale certificate. A letter was sent to Mr. Pierce requesting payment. We are making an issue of this because of potential problems that could occur when properties are sold without resale certificate. This is our opportunity to correct items out of compliance and also pass along covenants to the new owners. We need to ensure that this does not occur again.

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Minutes of The Oaks Homeowners Association

On Thursday, March 11<sup>th</sup> <sup>2004</sup> at 7:00 p.m. the Board of The Oaks Homeowners Association met. Present were Robin Stanley, President; Ron Burke, Vice President; Marcia Perrotti; Acting Treasurer; and Mark Krotulski; Chair of the Architecture Committee.

Robin reviewed the ballot for the Annual Meeting to be held on April 12<sup>th</sup>. Minor clarifications were noted.

Robin reviewed the financial report and a discussion followed regarding outstanding dues.

It was determined that having missed three Board meetings, Bev Baker will be replaced as Secretary. The Board appointed Marcia Perrotti in this position. Ted Shipway will resume the position of Treasurer having run unopposed in the Association election.

Submitted:

Marcia Perrotti