

OOH Annual Community Meeting Minutes

Date: Tuesday, June 13, 2023

HOA Board Attendance: Karen Cenci, President
Candice Crouthamel, Vice President
Mary Ellen Hotovcin, Treasurer
Tom Boyd, Director at Large
MaryAnn Olewine, Secretary

Penn Equity Associates, Inc., was represented, but did not bring comment.

President called the meeting to order at 7:00pm.

Seats were counted. A quorum was achieved and maintained.

AGENDA

1. Welcome
2. Proposed Rules Changes
3. Dues for 2024
4. Community Improvements
5. Outdoor Expressions
6. Board Composition
7. Detention Pond
8. Legal Expenses
9. Financials

President opened the meeting, welcomed attendees (Unit Owners), introduced the HOA Board Members (listed above) providing terms accordingly, and detailed protocol/meeting format. UOs were reminded to check the website frequently for updates, events and other community info.

Proposed Rule Changes: Welcome signs and reflective number signs are prohibited. IAW the Declaration, examples of acceptable, flags and signage were provided. Information about EVs and solar panel installation from the HOA Attorney was provided for situational awareness. Solar Panel installation requires ARC Approval. President detailed the step-by-step process for dealing with infractions to include handling complaints, in-person and written notices; as well as assessing/collecting fines; and cost to the community as a result of generating and mailing correspondence (approximately \$5.00 per mailing). Moving pods are allowed in driveways for up to 30 calendar days. Circumstances requiring more than 30 calendar days warrant written notification to/approval from HOA Board. Non-compliances are addressed in writing. A single deferment may result in a \$50.00 fine. Refusal to adhere to the bylaws and/or continued non-compliance may result in cumulative fines of \$10.00 per day.

Status: Closed.

UOQ: What about security system placards/signage/window stickers?

A: Security placard/sign/window sticker confirmed acceptable.

Status: Closed.

Dues for 2024: There will be no increase in dues for 2024.

tatus: Closed.

Community improvements: Significant improvement efforts have been completed at the entrance to our community, including: power washing and landscaping around the Olde Orchard Hill sign, re-scaping the median, removal of dead and diseased trees and shrubs. UOs painted shutters and doors.

Mold/fungus removal at affected units is underway.

Status: Continuous.

UOC: Dead tree, not marked by arborist, in rear mulched green space. UO wants removed.

A: Investigate and take appropriate action.

Status: Board currently taking estimates from local contractors.

Outdoor Expressions: The Board previously voted to pick Outdoor Expressions back up for snow removal. Current state includes signed 2-year contract with Outdoor Expressions for Lawn Care/Landscaping and Snow Removal services. Fuel Surcharge acknowledged. The Board has had multiple contractors review the community, assess scope, and submit proposals; however, said proposals all included considerably higher charges for services, supplies and labor. Worse, many local contractors refused to consider submitting a proposal. There was only one competing proposal this year and it was more expensive. The Board will be developing a plan for green space tree/shrub/scape replacement/renewal in the coming year. Board respectfully requests UO not approach landscapers with complaints. LaMont's number is provided on the homepage. He is more than accommodating, will address UO concerns within reason and deal directly with his employees. "We are lucky to have LaMont." – KC.

Status: Ongoing.

UOC: LaMont is doing a great job. [Comment followed by applause.]

Status: Closed.

UOQ: When will the mulching be completed?

A: Mulching is underway.

Status: Closed.

Board Composition: See above. There are currently no openings on the Board.

Status: Closed.

Detention Pond: Yiengst is permitted up to January 13, 2024. There will be an inspection and all non-compliances and/or citations will be resolved prior to OOH taking ownership of the detention pond. The Board proposes forming a committee, once the DP is assumed, for beautification.

Status: Pending.

Legal Expenses: The HOA does **NOT** retain legal representation until forced to do so in an effort to resolve conflict. Legal expenses since January 2023 are \$2,035.00.

Status: On-going.

Financials: Current Capital Expense Account balance to date is \$60,608. The current financial institution isn't offering competitive interest rates; so, the Board will move to withdraw and reinvest for a greater return.

Status: Working.

UOC: What about a comprehensive financial review?

A: OOH has never had an audit. There have been multiple attempts to coordinate an effort. A twenty (20) year, comprehensive audit is simply not feasible or financially responsible considering the current state of the budget. In fact, it is too costly at this point to contract a firm to review multiple years. Cost can be as high as \$5,000.00 to \$10,000.00 for a one (1) year review. Again, the Board proposes a three (3) person committee of volunteers. Interested UO should submit a contact form.

Status: Tabled.

UOC: Speed continues to be a major concern.

A: Concurrence. Speed signs provided by the Township under consideration.

Status: Will be addressed on the homepage and in subsequent correspondence.

UOC: What is the status of Comcast Cable installation?

A: General installations are complete. In order to access the service, UOs must contact the provider directly to make arrangements. Of note, the provider will run additional cable to unit.

Status: Closed.

UOC: There is a need for reasonable accommodations when it comes to access to and receipt of community information, example: annual community meeting.

A: Notice will be posted on website and will also go out to each unit via USPS or hand delivery.

Status: Closed.

UOC: Suggest a community wide block party.

A: Acknowledged.

Status: Tabled.

Meeting adjourned at 7:50pm.

Submitted by MaryAnn Olewine, Secretary