

## VILLAGE OF OAKMONT HOA

Minutes of Annual Meeting

December 6, 2022

The annual meeting of the Oakmont Village was held on December 6, 2022 at 7:00 p.m. with 23 residents present.

It was suggested that consideration be given to moving the meeting to the daytime during 2023. So that everyone can come to and leave the meeting in daylight, the next meeting will be held in the afternoon in December.

Bob Milano, President, announced the following items will occur in 2023:

- Security/fire alarm batteries will be replaced in May/June. It was suggested that the 9 Volt batteries on the garage keypad be replaced by each homeowner since the current ones have been in use for three years.
- Dryer vents will be cleaned in the spring by our bi-annual schedule.
- All roofs will be replaced in 2023.

Treasurer's report

Jim Burnham discussed the current status of the Village funds. The balance is currently \$289,000. Compared to less than \$100,000 three years ago. The \$500 special assessment for roofs and other capital expenditures will be eliminated for 2023 and the quarterly HOA fee will be increased to \$1965 effective January 1, 2023.

Jim also discussed the status of the lightbulbs in the Village. He has replaced the ones identified as burnt out. Joan Carmody will assess any additional need in the Court and Libby Reidy will do the same for the Lane. Jim will replace any additional bulbs identified.

Bob Milano discussed the replacement of roofs. The Board decided that all roofs will be replaced at the same time. Contractors will be identified in early spring and estimates will be obtained. Based on the 2022 cost of roof replacements in Hershey's Mills (\$18,000 to \$20,000 range) Bob Milano advised that Council agreed that each homeowner will be assessed a lump sum payment to subsidize village funds appropriated for capital expenditures. He had estimated that the lump sum assessment would be in \$12,000 to \$15,000 range. Council advised all present that the village will not be borrowing funds to pay for the roofs which would just add to the cost to everyone. Anyone who wishes may borrow with a personal or home equity loan on their own home to satisfy the lump sum assessment. The issue of replacement of skylights at the same time was discussed. It is likely that a roofer will not guarantee the roofs if the skylights are not replaced also. The issue will be discussed with the roofing contractors before a decision is made. In any event, the cost of replacement skylights will be the owner's responsibility, as are windows.

Discussion followed about assessing individual homeowners based on the square footage of their roofs. Bob outlined the Oakmont, Hershey's Mill and Pennsylvania rules of HOAs which require that each house pays the same for general maintenance and upkeep, including roof replacements, despite the size of the home..

Lorna Milano reminded everyone that the Christmas gathering will be at the Kurtz's on December 9. Additional activities will be planned for 2023.

Buff Biddle, Secretary