

Annual Meeting of Oakmont Village Homeowner's Association

Community Center, November 19, 2014 7PM

In attendance were the three Council Members (Bill Grace, John Poling, and Jack Reidy), 20 additional residents and Jeff Bevan of Hershey's Mill Management.

The meeting was called to order by the President Bill Grace. Bill postponed the **President's Report** until the Open Forum later in the meeting.

The next item was the **election** of a Council Member to a 2 year term. There was one candidate nominated by the Nominating Committee (Bill Grace) and no additional nominations from the assembled homeowners. Bill was reelected to the position by acclamation.

Carol Poling reported for our **Social Committee** that she had already received several responses for the Christmas party and gave some additional detail on the party.

John Poling discussed the **annual budget** and the Council decision to increase the fees by \$25.00 per quarter this year (and more in subsequent years) to increase our reserves. Therefore an updated version of the 2015 Budget was given out at the meeting to reflect this change. The quarterly fee for 2015 will be \$1280.00.

A Capital Improvement Fee equal to 1 quarterly fee will be paid by the buyer of each house sold in our village and this will also help us build reserves. John also reminded the homeowners that some things (such as above average snowfall) can result in higher expenses than planned and so special assessments are possible.

Donna Faunce gave the **Landscape Report** and talked a bit about the spring walk-through to identify any landscape concerns. A question was asked about the expense of the Landscape Contract. Bill explained how it is negotiated every 3 years and within that span is adjusted each year according to a cost of living index. Donna added that many things identified in the spring walk-through are items covered by the landscape contract.

Jim Fauce gave the **Maintenance Liaison Report**. One concern mentioned is the East Goshen requirements and how they will impact us. Jeff said he is following this closely in his role managing Princeton Village and will keep us informed. Princeton is doing a total replacement and upgrade of their system. No such replacement is planned here but the East Goshen regulations will be an issue when selling a house.

Jim also noted that Springton Village had significant roof damage during the hail storm last spring and has filed a claim with their insurer. No damage has been noted in Oakmont but Jeff noted that roofs will be checked here as they clean leaves off roofs.

There was a brief discussion of a structural problem in 1259 which was addressed in the spring but the contractor has not finished the work and has not been working on it for several months. Jeff Bevan contacted the contractor who promised to be out the following Tuesday.

The **Open Forum** included the President's Report. Bill Grace led the discussion on Vision Quest. There are only 2 projects of immediate concern. It was noted that these can be paid for with funds on hand. The others are far off and are more of a wish list at this point. All projects are subject to final approval by the Master Association (MA).

It is expected that the MA will vote on the elevator project for the Community Center at the December meeting. Bill will not be able to attend so the Oakmont vote will be cast by John or Jack. All 3 on the council are in agreement and Oakmont vote will favor of proceeding with this project. The elevator project is expected to be done in 2015.

The second project is replacement of the pool house. This project is expected to be completed in 2017 but has yet to be approved by the MA. The architects retained by the MA recommend replacement of the existing pool house which is in very bad shape. A group favors repair at a lower cost. It is not known if this is possible but a study will be done. At this point the council is in favor of the replacement option but will consider any further information before making a final decision.

Jack Reidy noted that information on the Vision Quest projects, meetings of the MA and Board of the MA, and other useful information is on the Oakmont Village website (<http://www.oakmontvillage.org/>). The residents indicated appreciation of the website and emails providing information from the council during the year.

Bill told us that he is on the committee for Walking Trails. It is likely that this will be done in phases over several years. He has told the committee that sidewalks will not be added to the Oakmont side as the trail passes between Oakmont and Devonshire.

Since there was no further business, the meeting was adjourned.

Respectfully Submitted,

Jack Reidy