

Annual Meeting of Oakmont Village Homeowner's Association

Community Center, October 27, 2015 7PM

In attendance were the three Council Members (Bill Grace, John Poling, and Jack Reidy), 16 additional residents, and Jeff Bevan of Hershey's Mill Management.

Call to order

The meeting was called to order by the President Bill Grace.

President's Report

Bill mentioned the recent mail many residents received from Aqua regarding a replacement plan for external water pipes. These pipes are a village responsibility and therefore residents do not need to sign-up for this plan. He also mentioned scams involving voting and jury duty. Lil Stevenson mentioned that a scammer claiming to be with a local police department had contacted her. Bill also noted that 2 houses had changed hands in 2015 and asked all residents to introduce themselves for the benefit of the new homeowners in attendance.

Election of Council Members

The next item was the election of 2 Council Members to a 2 year term. There were two candidates nominated by the Nominating Committee (John Poling, and Jack Reidy) and no additional nominations from the assembled homeowners. John and Jack were re-elected by voice vote.

Social Committee Report

Carol Grace and Libby Reidy reported for our Social Committee. Libby talked about the upcoming Oakmont Ladies Lunch. Carol mentioned that the Christmas party would be on Friday December 11 and some additional details on the party would be available closer to that date.

Financial Report

John Poling discussed the annual budget and noted that the quarterly fee for 2016 would be \$1315. The increase of \$35 from 2015 fees was mostly due to increases in our Master Association fee and insurance and additional contribution to reserves (see 2014 minutes). John noted that our reserves are increasing nicely. 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.

Jim Faunce raised a question as to whether our reserves will be adequate to replace roofs when needed. Jeff Bevan said roofs are inspected each year and they appear to be in good shape. We do not expect to re-roof all at once but rather it will be phased in over several years. Our projected reserves should be sufficient.

Charlie Jerrehian had a comment on special assessments for snow removal. He has experience in negotiating a fixed price contract snow removal and was wondering if the village should look into this. Presently we pay for work done and this may exceed or be less what we have budgeted. Most villages in Hershey's Mill do it this way. Jim Faunce said HLN has a fixed price agreement. Jeff Bevan noted that we already have an agreement in place for this year but this is something the Council could consider in the future.

Landscape Report

Donna Faunce gave the Landscape Report and talked a bit about the spring walk-through to identify any landscape concerns. That work should have all been done. Joan Carmody mentioned some work near her house that was not done. Donna said since it involved moving a plant it might have been a timing issue in that it was too late to do the job this year but she will check. Donna also reminded homeowners that winter was coming and they need to detach hoses and move plants, if needed.

Maintenance Liaison Report

Jim Faunce gave the Maintenance Liaison Report mentioning stucco problems at Yardley. Yardley replaced stucco once and is now having problems again. They plan on replacing with Hardie-plank this time but this will be costly. Fortunately Oakmont has not had problems.

Open Forum

Several residents complained about snow plowing practices. One complaint was the excessive use of salt. Bill Grace explained this was a liability issue. Another complaint was damage to plants.

Residents also mention landscape problem. The weeding is poorly done. They do not pull weeds, just spray weed killer indiscriminately while talking on cell phones.

In both cases, Jeff Bevan asked residents to make him aware of any specific problems.

Donna Faunce mentioned that Congressman Ryan Costello will have an open meeting on November 12 at the Community Center.

Libby Reidy favorably remarked on our fall decorations.

Adjournment

Since there was no further business, the meeting was adjourned at 7:50

Respectfully Submitted,

Jack Reidy