

Annual Meeting of Oakmont Village Homeowner's Association

Community Center, October 27, 2016 7PM

In attendance were the three Council Members (Bill Grace, John Poling, and Jack Reidy), 17 additional homeowners, and Jeff Bevan of Hershey's Mill Management.

Call to order

The meeting was called to order by the President Bill Grace at 7:00 PM.

President's Report

Bill updated residents on progress on the Recreation center (formerly called the pool house). Joan Carmody asked about the costs and whether we would have a special assessment. Bill told us that the money for this project and other improvements comes from a fund of the Master Association (MA). The money has already been collected by the MA. This fund is replenished by village dues to the MA which is part of our normal quarterly fees. This same MA fund is also being used to extend walking trails around HM. There was some discussion of this project.

Bill also updated us on the Sunoco pipeline project. The Sunoco project is under review by the DEP. It has been delayed by numerous types of litigation. There are concerns by HM residents near the proposed drilling about possible effects on foundations and geothermal wells. The area is between Boot Road and Quaker village so this project is not expected to impact this village.

Our trash & recycling contact was put out for bids to 4 companies. Republic (our current contractor) had the lowest bid and so was awarded our business for another 5 years.

Our TV contract with Comcast will expire in about a year. A committee of the MA is looking at several companies (including Comcast and Verizon) to provide this service.

Election of Council Members

The next item was the election of 1 Council Member to a 3 year term. There was one candidates nominated by the Nominating Committee (Bill Grace) and no additional nominations from the assembled homeowners. Bill was re-elected by voice vote of acclamation.

Social Committee Report

Carol Poling reported for our Social Committee. The committee has scheduled our Christmas dinner for December 16 at the club. Watch your mailboxes for the official flyer with details around November 1. Carol also mentioned the first Ladies Luncheon of the year will be at Buff Biddle's in February. Other possible events will be a cocktail party, progressive dinner, more ladies lunches, and something for the men. Village funds will be used to replace our badly aged flags used at certain holidays. The committee would also like each house to have similar wreaths at Christmas. Most houses have the ones provided originally but in a few cases the original wreaths were lost as homes changed hands.

Financial Report

John Poling discussed the annual budget and noted that the quarterly fee for 2017 would be \$1345. The increase of \$30 from 2016 fees was mostly due additional contribution to reserves. We are on track to end the year within our budgeted amount unless there is an extremely large snowfall or another unforeseen event.

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.

Skip Trethewey asked about the effect of spending due to the work on 1255. John suggested we defer that question to our Open Forum.

Landscape Report

Donna Faunce reminded homeowners that winter was coming and they need to detach hoses and move plants, if needed. She also suggested that if we had a long dry spell before it got cold, it would be best to water outside plants.

Open Forum

An extensive discussion of the problems at 1255 was the topic here. Bill Grace reviewed the situation so far.

The pre-sale inspection showed significant moisture damage and proposed a very expensive remedy. This finding was unexpected since several houses have been sold in the past few years with no sign of any moisture problems. The council decided that we needed to confirm these findings before spending village funds. The subsequent inspection, as directed by the village council, confirmed the damage but indicated that the problems were not as severe as the first inspection indicated. The council obtained other bids to fix the problem. All were significantly lower than the initial proposal.

Bill confirmed some reports that 1255 was not built at the same time as other homes in Oakmont. After reviewing some records with Ed McFalls, we know this house was added onto the building later by the same contractor who built Robynwood.

The question was raised about mold remediation when 1244 was sold and the possible relationship with the 1255 problem. Bill said this was a very different problem. Mold was growing in the basement of 1244 as a result of not dehumidifying as needed rather than water infiltration.

Since this problem has not been found in other houses and 1255 was built at a different time the council believes it likely that this is a one-time problem, however we cannot be certain of this. The village is responsible for part of the remediation. The village will take funds from Oakmont's reserves and after we determine the extent of our portion of the repair, assess homeowners to replenish the reserves.

Adjournment

Since there was no further business, the meeting was adjourned at 7:55 PM

Respectfully Submitted,

Jack Reidy