

Annual Meeting of Oakmont Village Homeowner's Association

Community Center, November 14, 2017 7PM

In attendance were the three Council members (Bill Grace, John Poling, and Jack Reidy), 22 residents representing 14 residences, and Jeff Bevan of Hershey's Mill Management.

Call to order

The meeting was called to order by the President Bill Grace at 7:05 PM.

President's Report

Bill updated residents on progress on the Comcast to Verizon FIOS transition. It is in progress and residents seemed pleased with the restoration to date. Bill reminded us that additional restoration will be done in the spring addressing any problems not apparent now or arising during the winter.

The village had to tap reserves to pay for remediation at 1255 and 1252. The reserves are being replenished by a special assessment. It was noted that the council had sent these jobs out to re-bid resulting in considerable savings for the village.

Bill introduced our new neighbors Lorna and Bob Milano. He also announced that Jack Reidy was resigning from the council for personal reasons.

Election of Council Members

The next item was the election of 2 Council members to 3 year terms. There were two candidates nominated by the Nominating Committee (John Poling and Bob Milano). Jack had suggested Bob to the council. There was an additional nomination from the floor. Buff Biddle was also nominated and seconded at the meeting. Ballots were handed out (1 per home) and collected by Jeff Bevan.

Social Committee Report

Carol Poling reported for our Social Committee. The committee has scheduled our Christmas dinner for December 16. The official flyer with all the details has been delivered to all homes. Carol reminded us that we should RSVP to her by December 4. Jo Jerrehian suggested we should have more village gatherings.

Financial Report and Budget Review

John Poling discussed the annual budget and noted that the quarterly fee for 2018 would be \$1450. The increase from last year is mostly due to increased dues to the Master Association (MA). The MA increase was largely due to the transition to FIOS.

Charlie Jerrehian raised a question as to whether our reserves will be adequate to replace roofs and address other large expenses 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. It was also mentioned that the council has been increasing our reserves.

Landscape Report - Donna Faunce (Chairperson for Landscape)

Bill Grace reminded everyone that winter was coming and they need to detach hoses and move plants, if needed.

Maintenance & Architectural Liaison Report – Jim Faunce

Bill reported that the maintenance liaison attends meetings of maintenance managers of many villages throughout the Mill to exchange information of issues of common interest.

Announcement of Election Results

Jeff Bevan announced the election results. John Poling and Bob Milano were elected to 3 year terms on the Council.

Open Forum

Charlie Jerrehian talked about some things we could do to improve the appearance of the village. Some were fairly minor but others would require an increase in the budget.

Skip Trethewey mentioned an exposed cable at 1245. This may be due to the recent Verizon work in the village and will be reported.

Buff Biddle asked about the aging boxes in front of her house. She had been told they were Verizon boxes which would be replaced as part of the FIOS transition. Bill said we now know they are Comcast boxes and Comcast should remove or repair them.

There was also considerable discussion of garage doors. The doors in use can no longer be repaired and are no longer available. Jeff Bevan informed the residents about cost and specifications of the garage doors used in Princeton village. The Oakmont Council will be investigating costs and specifications for our village.

The residents thanked Jack Reidy for his service on the council. Jack informed them that he will be continuing as webmaster.

Adjournment

Since there was no further business, the meeting was adjourned at 8:30 PM

Respectfully Submitted,

Jack Reidy