

**VILLAGE OF OAKMONT HOMEOWNERS ASSOCIATION  
ANNUAL MEETING & ELECTION  
DECEMBER 16, 2019  
H.M. COMMUNITY CENTER – ARDMORE ROOM**

1. Bill Grace, Oakmont Village President, called the meeting to order at 7:00 p.m. and announced that a quorum of residents was present, including Bob Milano, Treasurer, John Poling, At-Large and Janet Burgess of CSK Management Co.
2. **President's Report:** Bill Grace briefly discussed the important aspects of the following subjects:
  - a. The Master Association has formed a Technology Committee which consists of several subcommittees. It will be a permanent Committee currently with nine Sub Committees. Jack Reidy is a member of the WebMasters subcommittee and will continue to be responsible for Oakmont's website. As stated on the Master Association website, "The Technology Committee is charged with looking forward to the future, determining and suggesting appropriate integrations of technologies, as available, to maintain and keep Hershey's Mill ("H.M.") on the leading edge of Active 55+ Communities."
  - b. Hershey's Mill has acquired a new bus which is available to resident groups for trips and outings at modest charges.
  - c. A committee has been formed to oversee construction projects at H.M. common areas, such as the proposed construction of an elevator in the Community Center.
  - d. Oakmont residents received a call from the Lint Doctor who has been hired by Village Council to clean all village dryer vents. Appointments can be scheduled for two days in December, otherwise in the beginning of 2020. The cost of each cleaning will be paid from Oakmont HOA funds.
  - e. Bob Milano was thanked for replacing and installing new Oakmont Lane and Court street name signs, new house number signs and for making the frames that house the street numbers – at a significant cost saving to Oakmont Village.
  - f. All village architectural requests must be submitted directly to CSK for Village Council approval. The architectural request form as well as the landscaping request form is available for printing on the Oakmont Village website.
  - g. At the time of resale or transfer of an Oakmont Village unit (house) on or after November 13, 2019, a Capital Improvement Fee will be payable to Oakmont Village in the amount of two quarterly HOA fees, which is an increase from one quarterly HOA assessment, namely - \$1,600 for a resale or transfer occurring from January 1, 2019 to November 12, 2019. This fee was approved by Oakmont Village Council

and is authorized under the Pennsylvania Uniform Planned Community Act. No fee is imposed on any gratuitous transfer of a house between the following members – spouses, siblings, parent, child or grandchild.

- h. Oakmont’s alarm boxes are significantly out of date and are either not operational or are unreliable. New alarm boxes will be installed by West Chester Security as soon as protocols with DICE (the firm that will monitor emergency calls) are completed. Each box will cost approximately \$645 to be paid from Oakmont HOA funds. Under current local Code requirements, all smoke alarms must be hard-wired. If hard-wiring is needed, the cost will be the responsibility of each homeowner.

- 3. **Election to Village Council:** Murdoth (Buff) Biddle and James T. Burnham submitted a candidate “resume” to run for the Village Council vacancy as a result of the resignation of John Poling. Bill Grace asked if there were any nominations from the floor. There were no additional nominations at which time Bill Grace asked each candidate to briefly describe why he and she is running for the position and to describe their qualifications.

The votes, having been cast by one person from each Village household voting, were tallied by Janet Burgess who announced that James T. Burnham has been elected to the Council position.

Bill Grace asked Buff Biddle if she was interested in serving on a Village Finance Committee. Buff accepted the offer and will be part of that committee.

#### 4. **Committee Reports:**

Lorna Milano, Chair of the Social and Decorating Committee, reported that all of the holiday decorations are up and displayed - wreaths at each house and well as wreaths, garland, lights and deer at each street entrance and garland at each Oakmont Village sign.

Donna Faunce, Chair of the Landscape Committee reported that all looks well in the Village and there are no outstanding landscape issues.

#### 5. **Treasurer’s Report:**

Bob Milano distributed and discussed three exhibits: the 2019-2020 Budget; a List of sixteen Villages with their HOA fees and assessments (special and remediation) and the Oakmont Balance Sheet as of November 30, 2019.

**Budget:** The major item causing an increase in HOA fee from \$1,600 in 2019 to \$1,795 in 2020 is the estimate cost of repairs that will be needed in the Village, primarily as a result of wood rot and wood-boring bee infestation. It is expected that by the end of 2019, the Village will have spent approximately \$5,400 more than was received in HOA fees.

In 2020 Council has budgeted \$20,000 for repairs and an overall spending of \$165,164 or an increase of \$17,940 over the \$147,447 budgeted for 2019.

**Village HOA Fees:** For 2019 Oakmont Village ranked fourth lowest in HOA fee and assessment collection at \$6,400 when compared to the highest (Jefferson) of sixteen Villages with a total of \$15,588, which included a \$9,000 siding special assessment.

**Balance Sheet:** The November 30, 2019 Balance Sheet lists assets, net of liabilities, of \$66,742 cash on hand equaling \$2,901 for each of 23 houses), which includes a Capital Reserve fund of \$14,000. Bob indicated that Oakmont Village is seriously underfunded in light of major capital improvements that will be needed in the next five years, such as new roofs (currently approximately \$13,000 each) possible new gutters and painting of trim and paneling.

The significant depletion of Capital Reserves is due to the following recent costs: \$79,000 asphaltting on both streets, including new storms sewers; \$25,300 new garage doors for 23 houses; \$9,000 stucco repair at 1252 Oakmont Lane and reimbursement of \$5,000 held in escrow from a prior seller's proceeds on 1247 Oakmont Lane. Adding in the cost of alarm boxes that are to be installed (net of \$4,000 paid on account), the Village will have had recent capital expenditures of approximately \$129,135 which is and will be the cause of such a low current Capital Reserve fund balance.

After a very extended discussion among almost all who were present at the meeting-

**Motion duly made, seconded and ratified that a capital contribution of \$500 be paid quarterly during 2020 by each resident in addition to the \$1,795 HOA fee. The proceeds of all \$500 payments will be set aside in a separate bank account for capital improvements only. Each subsequent year, at the annual residents meeting, the matter of additional capital funding will be discussed and decided.**

The goal of this additional capital funding is to increase capital reserves over the next four or five years to meet most of the Village's capital expenditure needs.

6. Bill Grace and others thanked John Poling for his years of service as a Village Council member.

There being no further business, the meeting was adjourned by Bill Grace at approximately 8:35 p.m.

*Respectfully submitted: Robert L. Milano*