

**Village of Oakmont Homeowners Association
Annual Meeting
December 9, 2020, 7 p.m. via Zoom**

Attendees: Bob Milano, President, Jim Burnham, Treasurer, Buff Biddle, at large member, a quorum of homeowners and Janet Burgess, CSK Management

Bob reminded homeowners to get a certificate of compliance from East Goshen Township for installation of fire alarms to comply with the fire code. He also reminded everyone that they should have an HO6 insurance policy because the Hershey's Mills insurance has a \$7,500 deductible for damages. Other items reported included the completion of the emergency path (to be landscaped in the spring), power outages (PECO is addressing), charging stations for electric cars (up to individual homeowner) and solar panels (not approved because of impact on roofs). It was also reported that only propane emergency home generators would be permitted in Oakmont and at the homeowner's expense.

Bob will send a copy of the proposed expansion to the Community Center. [Copy attached to these Minutes.] Any comment about the proposal should be forwarded to Bob. There will be no effect on HOA Master Association fees for the expansion because the Community Center addition will be paid for from capital contributions assessed on home sales.

Janet Burgess reported on the results of the mail in votes for a 3 year term to the Oakmont Board of Directors. Buff Biddle was elected to serve this term.

Repairs to paneling and trim on houses have increased this year. Because of the age of Oakmont houses, replacing the paneling will be considered at the time roofs require replacement. A new contractor, Handyman @ the Mill, has been hired which has a larger number of people available to perform a broader array of repairs in a timely manner.

The proposed budget for 2021 was reviewed by Jim Burnham, Treasurer. The quarterly assessment for 2021 will be \$1850 and \$500 per quarter for the capital reserve fund. The reserve fund balance has doubled since 2019. Janet Burgess will send the December Balance Sheet to homeowners when it is available.

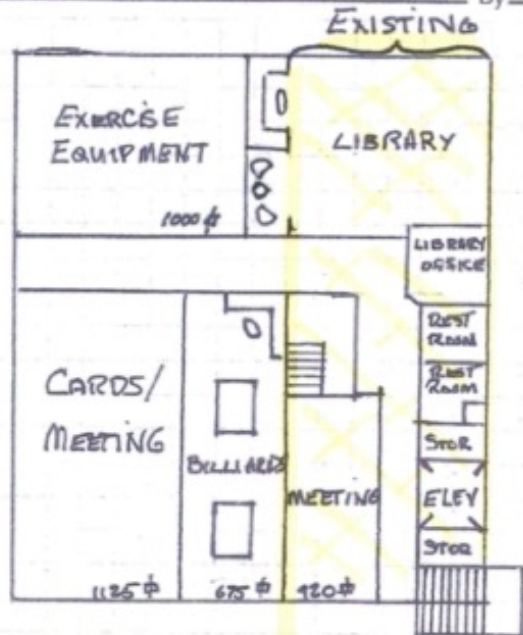
Lorna Milano reported that there have been no social events this year because of the Corona virus. Bob reported that the usual Spring landscape review around all homes was skipped last spring but that landscape issues would be addressed as they arose.

Bob reported on the progress toward remediation of odor issues at the large pond across from the garden plots and with our sewer system. A report is due from a consultant to address these issues.

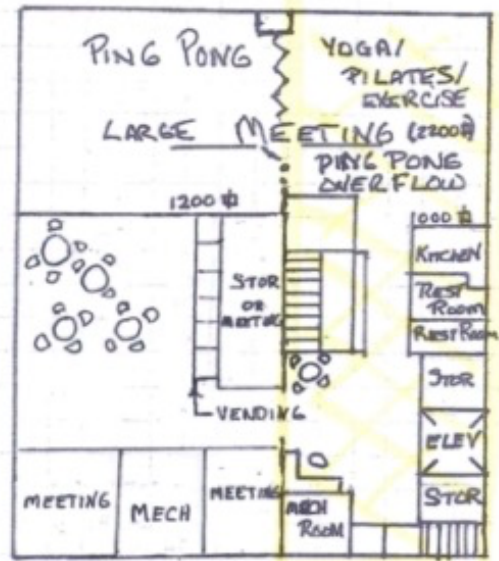
Respectfully submitted,

Buff Biddle

Project COMMUNITY CENTER Job No. REV#4 Date 12/9
 Subject ROUGH DRAFT - SPACE USAGE By G. EARLE Page



GROUND FLOOR



SECOND FLOOR